



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for an Order as follows:

1. An Order for return of double the security deposit - Section 38.

The Tenant and Landlord were each given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the Tenant entitled to the monetary amounts claimed?

Background and Evidence

The following are agreed facts: The tenancy began on March 21, 2012 and ended on or about August 4, 2012. At the outset of the tenancy, the Landlord collected a security deposit from the Tenant in the amount of \$225.00. A move-in and move-out inspection was not offered by the Landlord. The Tenant provided the forwarding address in writing to the Landlord within 5 days of the end of the tenancy. The Landlord sent the Tenant a cheque for \$225.00 on October 15, 2012. It is noted that the Landlord did not file an application for dispute resolution to make a claim against the security deposit.

Analysis

Section 38 of the Act provides that within 15 days after the later of the date the tenancy ends, and the date the landlord receives the tenant’s forwarding address in writing, the landlord must repay the security deposit or make an application for dispute resolution claiming against the security deposit. Where a Landlord fails to comply with this section, the landlord must pay the tenant double the amount of the security deposit. As

the Landlord failed to make an application for dispute resolution claiming against the security deposit, and failed to return the security deposit within 15 days of receipt of the Tenant's forwarding address, I find that the Landlord is required to pay the Tenant double the security deposit in the amount of **\$450.00**. As the Landlord has already paid the Tenant **\$225.00**, I find that the Tenant is entitled to the remaining amount of **\$225.00**.

Conclusion

I Grant the Tenant an Order under Section 67 of the Act for the amount of **\$225.00**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: November 14, 2012.

Residential Tenancy Branch