



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *MNSD, FF*

Introduction

This hearing dealt with an application by the tenant for a monetary order for the return of double the security deposit and for the recovery of the filing fee.

Service of the hearing document, by the tenant to the landlord, was done in accordance with section 88 of the *Residential Tenancy Act*, sent via registered mail on January 17, 2013. The tenant filed a receipt with a tracking number. Despite having been served the notice of hearing, the landlord did not attend the hearing.

The tenant attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be Decided

Is the tenant entitled to the return of double the security deposit and the filing fee?

Background and Evidence

The tenancy began on September 16, 2011 and ended on December 31, 2012. The monthly rent was \$800.00 payable on the first of the month. Prior to moving in, the tenant paid a security deposit of \$337.50. The tenant filed a copy of the security deposit cheque.

The tenant testified that she provided the landlord with a notice to end tenancy along with her forwarding address in writing, on November 14, 2012. The tenant filed a copy of the letter. After the tenancy ended on December 31, 2012, the tenant contacted the landlord by text message requesting the return of the security deposit. The landlord informed her that he would not return it because she owed the City for a utility bill.

The tenant stated that she paid the utility bill directly to the City and then contacted the landlord for her security deposit. The landlord did not return the security deposit.

Analysis

Section 38(1) of the Act provides that the landlord must return the security deposit or apply for dispute resolution within 15 days after the later of the end of the tenancy and the date the forwarding address is received in writing.

Based on the sworn testimony of the tenant and in the absence of any contradictory evidence, I find that the landlord failed to repay the security deposit or make an application for dispute resolution within 15 days of the end of the tenancy despite having received the tenant's forwarding address and is therefore liable under section 38(6), which provides that the landlord must pay the tenant double the amount of the security deposit.

The landlord currently holds a security deposit of \$337.50 and is obligated under section 38 to return double this amount (\$675.00) plus interest on the base deposit (\$0.00). Since the tenant has proven her claim, she is also entitled to the recovery of the filing fee (\$50.00).

I grant the tenant an order under section 67 of the *Residential Tenancy Act*, for **\$725.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court

Conclusion

I grant the tenant a monetary order for **\$725.00**.

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

Dated: April 09, 2013

Residential Tenancy Branch

