



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CRAFT PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNSD

Introduction

This Dispute Resolution hearing was convened to deal with an Application by the tenant seeking an order for the return of the security deposit retained by the landlord.

Despite being served by registered mail sent on May 17, 2013, as confirmed by the Canada Post tracking number, the respondent landlord did not appear.

Issue(s) to be Decided

Is the tenant entitled to the return of the security deposit under section 38 of the Act?

Background and Evidence

The tenancy began on April 1, 2009. The most current rent was \$1,330.00 per month and a security deposit of \$600.00 was paid. The tenancy ended on February 23, 2013 and the move out condition inspection was completed on the same day.

The tenant testified that the written forwarding address was provided at the time the move out condition inspection was done. The tenant testified that the landlord failed to return the tenant's security deposit, despite communications requesting the a refund.

Evidence included copies of communications, the condition inspection reports, and a copy of a \$600.00 cheque, dated May 10, 2013, from the landlord.

The tenant is seeking a refund of double the security deposit on the basis that the landlord failed to send the refund within 15 days of the end of the tenancy and receipt of the tenant's forwarding address.

Analysis

Section 38 of the Act provides that a security deposit or pet damage deposit must be refunded to the tenant within 15 days after the end of the tenancy and the date that the forwarding address was received, whichever is later.

In the alternative, if the landlord wants to retain the deposit to satisfy a debt or damages, , the landlord is required to make a claim against a security deposit by filing an application for Dispute Resolution within 15 days after the end of the tenancy and the date that the forwarding address was received, whichever is later.

I accept the tenant's testimony and evidence verifying that that the written forwarding address was received by the landlord February 23, 2013. I find that the security deposit was not returned within the 15-day deadline under the Act.

Based on the evidence, I find that at the end of the tenancy the tenant did not give the landlord written permission to keep the deposit, nor did the landlord subsequently make an application seeking an order to keep the deposit within the 15-day deadline to do so.

Section 38(6) provides that, if a landlord does not comply with the Act by refunding the deposit or making application to retain it within 15 days, the landlord may not make a claim against the security deposit, and must pay the tenant double the amount of the security deposit.

I find that under section 38, this tenant is entitled to be paid double the portion of the security deposit of \$600.00 that was wrongfully retained by the landlord, totalling \$1,200.00, plus the \$50.00 cost of filing the dispute resolution application.

I hereby issue a monetary order for \$1,250.00 in favour of the tenant. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The tenant is successful in her application and is awarded a monetary order for a refund of double the security deposit.

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: August 21, 2013

Residential Tenancy Branch