



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 689352 BC Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD FF

Introduction

This hearing dealt with an application by the tenant for double recovery of the security deposit. Despite having been served the notice of hearing and application for dispute resolution by registered mail on July 17, 2013, the landlord did not attend the hearing.

Issue(s) to be Decided

Is the tenant entitled to double recovery of the security deposit?

Background and Evidence

The tenancy began on December 1, 2011. At the outset of the tenancy, the tenant paid a security deposit of \$690 and a pet deposit of \$690. The tenancy ended on May 31, 2013. The tenant provided the landlord with her written forwarding address by registered mail on June 18, 2013. The landlord has not returned the security deposit or applied for dispute resolution.

Analysis

Section 38 of the Residential Tenancy Act requires that 15 days after the later of the end of tenancy and the tenant providing the landlord with a written forwarding address, the landlord must repay the security deposit or make an application for dispute resolution. If the landlord fails to do so, then the tenant is entitled to recovery of double the base amount of the security deposit.

In this case, the tenancy ended on May 31, 2013, and the landlord was deemed to have received the tenant's forwarding address in writing on June 23, 2013. The landlord has failed to repay the security deposit or make an application for dispute resolution within

15 days of receiving the tenant's forwarding address in writing. I therefore find that the tenant has established a claim for double recovery of the pet and security deposits, in the amount of \$2,760. The tenant is also entitled to recover the \$50 filing fee for the cost of this application.

Conclusion

I grant the tenant an order under section 67 for the balance due of \$2,810. 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 *Residential Tenancy Act*.

Dated: October 28, 2013

Residential Tenancy Branch

