



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 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 April 1, 2012. At the outset of the tenancy, the tenant paid the landlord a security deposit of \$450. The tenancy ended on August 25, 2012. The tenant verbally gave the landlord with forwarding address. The landlord has not returned the security deposit or applied for dispute resolution.

Analysis

I find that the tenant is not entitled to double recovery of the security deposit, as she did not give the landlord her forwarding address in writing, only verbally. The tenant is entitled to recovery of the base amount of the deposit, \$450.

As the tenant's application was partially successful, she is entitled to recovery of her filing fee, in the amount of \$50.

Conclusion

I grant the tenant an order under section 67 for the balance due of \$500. 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 11, 2013

Residential Tenancy Branch

