



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

The tenants apply to recover a \$500.00 security deposit, doubled pursuant to s.38 of the *Residential Tenancy Act* (the "Act").

The landlord did not attend the hearing though duly served by registered mail signed for by her on November 1, 2013.

On the undisputed evidence of the applicant Ms. H. I find that this tenancy ended on August 31, 2013, the tenants provided the landlord with a forwarding address in writing on or about October 3, 2013, that the landlord does not have the tenants written authorization to retain any portion of the deposit and that the landlord has neither repaid the deposit or made application to keep any of it.

In these circumstances, s.38 provides that the tenants are entitled to double the deposit remaining owing at the end of the tenancy: \$500.00. I therefore award the tenants the amount of \$1000.00 plus the \$50.00 filing fee, less \$100.00 the landlord returned in October 2013. There will be a monetary order against the landlord in the sum of \$950.00.

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: February 07, 2014

Residential Tenancy Branch

