



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC

Introduction

This is a request for an order for return of double a security deposit.

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on April 22, 2014; and however the respondent(s) did not join the conference call that was set up for the hearing.

Documents sent by registered mail are deemed served five days after mailing, and therefore it's my finding that the respondents have been properly notified of today's hearing. I therefore proceeded with the hearing in the absence of the respondents.

All testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether to issue a monetary order to the applicant.

Background and Evidence

The applicant testified that this tenancy began on February 1, 2014 and that the tenancy was to last until December 2014.

The applicant also testified that she paid a security deposit of \$225.00 to the landlord in cash.

The applicant further testified that she vacated the rental unit, at the landlords request, on February 28, 2014, but the landlord has not returned her deposit.

The applicant is requesting an order for return of her security deposit doubled.

Analysis

The applicant claims to have paid a security deposit of \$225.00 to the landlord in cash; however she has provided no evidence in support of this claim.

The applicant claims to have received a receipt; however she has not provided a copy of that receipt for this hearing.

In the absence of any evidence of the tenant having paid a security deposit I am not willing to order the respondent/landlords to return any deposit.

Conclusion

This application is dismissed in full without leave to reapply

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, 2014

Residential Tenancy Branch

