



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNSD FF

Introduction

This hearing dealt with an application by the tenant pursuant to the Residential Tenancy Act (the Act) for orders as follows:

- a) An Order to return double the security deposit pursuant to Section 38; and
- b) To recover the filing fee for this application.

SERVICE

The Applicant tenant did not attend. The landlord confirmed receipt of the Application by registered mail. She said her names were reversed on the Application so the Decision is amended to show her names in the correct order.

Issue(s) to be Decided:

Has the tenant proved on the balance of probabilities that she is entitled to the return of double the security deposit according to section 38 of the Act?

Background and Evidence

The Applicant did not attend the hearing. After waiting 10 minutes, the hearing proceeded in her absence. The landlord said she had returned the security deposit to the tenant already.

Analysis and Conclusion:

I find the landlord's evidence credible that she returned the security deposit as the tenant did not attend the hearing to pursue her Application. I dismiss the Application of the tenant 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: May 14, 2015

