



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes : MNSD, FF

Introduction

A hearing was conducted by conference call in the presence of the applicants and in the absence of a representative of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

I find that the Application for Dispute Resolution/Notice of Hearing was personally on the Property Manager (an agent for the respondent) on June 16, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to the return of double the security deposit/pet deposit?
- b. Whether the tenant is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a one year fixed term written tenancy agreement that provided that the tenancy would start on February 1, 2013, end one year later and become month to month after that. The rent was \$900 per month payable in advance on first day of

each month. The tenant(s) paid a security deposit of \$450 at the start of the tenancy and a pet damage deposit in the sum of \$450 approximately one month later for a total of \$900.

The tenancy ended on February 28, 2015.

The tenant(s) provided the landlord with his/her their forwarding address in writing on March 3, 2015 at the time of the move out inspection.

Law

The Residential Tenancy Act provides that a landlord must return the security deposit plus interest to the tenants within 15 days of the later of the date the tenancy ends or the date the landlord receives the tenants forwarding address in writing unless the parties have agreed in writing that the landlord can retain the security deposit, the landlord already has a monetary order against the tenants or the landlord files an Application for Dispute Resolution within that 15 day period. It further provides that if the landlord fails to do this the tenant is entitled to an order for double the security deposit.

Analysis

The tenants paid a security deposit of \$450 at the start of the tenancy and a pet damage deposit of \$450 on month later for a total of \$900. I determined the tenancy ended on February 28, 2015. I further determined the tenants provided the landlord with their forwarding address in writing on March 3, 2015. The parties have not agreed in writing that the landlord can retain the security deposit. The landlord does not have a monetary order against the tenants and the landlord failed to file an Application for Dispute Resolution within the 15 days from the later of the end of tenancy or the date the landlord receives the tenants' forwarding address in writing. As a result I determined the tenants have established a claim against the landlord for double the security deposit and pet damage deposit in the sum of \$1800 ($\$900 \times 2 = \1800)..

Monetary Order and Cost of Filing fee

I ordered the landlord(s) to pay to the tenant the sum of \$1800 plus the sum of \$50 in respect of the filing fee for a total of \$1850.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: September 24, 2015

Residential Tenancy Branch

