



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes: MNSD, FF

### Introduction / Background

This hearing was scheduled in response to the tenant's application for a monetary order as compensation reflecting the double return of the security deposit / and recovery of the filing fee. The tenant attended and gave affirmed testimony. The landlord did not appear.

The tenant testified that she served the landlord with her application for dispute resolution and the notice of hearing (the "hearing package") by registered mail, but that the landlord did not take delivery. Additionally, the tenant testified that there was a written tenancy agreement in place, and that despite informing the landlord of her forwarding address around the time when tenancy ended in May 2015, the landlord has since failed to repay any portion of the security deposit. In the result, further to recovery of the filing fee, in her application the tenant seeks a monetary order as compensation reflecting the double return of the security deposit pursuant to the statutory provisions set out in section 38 of the Act, which addresses **Return of security deposit and pet damage deposit**. However, further to the application itself, the tenant has submitted no documentary evidence in support of her claim. Accordingly, I find that the tenant's application must be dismissed with 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: November 03, 2015

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Residential Tenancy Branch

