



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD MNDC, FF

Introduction

This was a hearing with respect to the tenants' application for the return of their security deposit, including double the amount. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenants did not attend.

Issue(s) to be Decided

Are the tenants entitled to the return of all or part of their security deposit, including double the amount?

Background and Evidence

The rental unit is a townhouse in Surrey. The tenancy began in 2014. The tenants paid a security deposit of \$850.00 at the start of the tenancy. The tenants moved out on or about October 1, 2015. They left the keys at the rental unit and did not participate in a condition inspection. The landlord tried to get the tenants to participate in a move-out inspection. She was unsuccessful. The tenants did not provide a proper forwarding address. The landlord sent the tenants a copy of a condition inspection report and asked them to sign the report authorizing the landlord to deduct \$109.09 from their security deposit. The tenants did not respond. The landlord sent the tenants a registered letter on October 24, 2015 enclosing a cheque in the amount of \$659.91, being the balance of their deposit after deducting the sum of \$190.09.

The tenants commenced this application on October 30, 2015. They did not attend the hearing of their application.

Analysis

I find that the landlord offered the tenants an opportunity to participate in a move out inspection. The tenants failed to participate in a condition inspection and they failed to attend the hearing of this application. As well the tenants did not provide the landlord with their forwarding address in writing; she was able to find an address for the tenants in an e-mail communication. I find that the tenants' right to the return of the balance of their security deposit, including any claim to double the deposit has been extinguished. The tenants' application for the return of the security deposit including double the amount of the deposit is dismissed without leave to reapply.

Conclusion

The tenants' application has been dismissed.

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: June 21, 2016

Residential Tenancy Branch