



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNSD RR MNDC FF

Introduction

Both parties attended the hearing and the landlord confirmed he received the tenant's Application legally by registered mail. The tenant applies 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) An Order for a rebate of rent for withdrawal of the service of heat from March 8th to April 24th, 2016 contrary to section 27

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 and to compensation for the withdrawal of the heat facility?

Background and Evidence

Both parties attended the hearing and were given opportunity to be heard, to present evidence and make submissions. Both parties agreed that an error in Land Titles records resulted in the tenant's mistake of naming the wrong landlord.

Conclusion:

I dismiss the Application of the tenant with leave to reapply to the correct landlord.

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 15, 2016

Residential Tenancy Branch