



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *MNSD, MNDC, FF*

Introduction

This hearing dealt with an application by the tenant for a monetary order for the return of double the security deposit and for the recovery of the filing fee.

Service of the hearing document, by the tenant to the landlord, was done in accordance with section 88 of the *Residential Tenancy Act*, sent via registered mail on June 12, 2016. The tenant filed a receipt with a tracking number.

Despite having been served the notice of hearing, the landlord did not attend the hearing. The tenant attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be Decided

Is the tenant entitled to the return of double the security deposit and to the recovery of the filing fee?

Background and Evidence

The tenancy began on June 15, 2011 and ended on May 15, 2016. The monthly rent was \$1,200.00. Prior to moving in, the tenant paid a security deposit of \$600.00. The tenant moved out on May 15, 2016

The tenant testified that she provided the landlord with her forwarding address in writing, during the move out inspection on May 15, 2016. The tenant filed a copy of the inspection report. As of June 07, 2016 the tenant had not received her deposit and therefore filed this application for the return of double the deposit.

The tenant testified that on October 31, 2016, she received a payment of \$600.00 from the landlord.

Analysis

Section 38(1) of the Act provides that the landlord must return the security deposit or apply for dispute resolution within 15 days after the later of the end of the tenancy and the date the forwarding address is received in writing.

Based on the sworn testimony of the tenant and in the absence of any contradictory evidence, I find that the landlord failed to repay the security deposit or make an application for dispute resolution within 15 days of receiving the tenant's forwarding address and is therefore liable under section 38(6), which provides that the landlord must pay the tenant double the amount of the security deposit.

The landlord held a security deposit of \$600.00 and is obligated under section 38 to return double this amount (\$1,200.00). Since the tenant has proven her claim, she is also entitled to the recovery of the filing fee (\$100.00).

Overall the tenant has established a claim of \$1,300.00. The tenant has already received \$600.00 and therefore I grant the tenant an order under section 67 of the *Residential Tenancy Act*, for the balance of **\$700.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court

Conclusion

I grant the tenant a monetary order for **\$700.00**.

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 30, 2016

Residential Tenancy Branch