



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNSD, OLC

Introduction

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. A monetary order in the sum of \$2800 for return of the security deposit/pet damage deposit
- b. An order to recover the cost of the filing fee.

A hearing was conducted by conference call in the presence of the applicants and in the absence 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.

I find that the Application for Dispute Resolution/Notice of Hearing was served on the respondent by mailing, by registered mail to where the respondent carries on business on December 29, 2016. A search of the Canada Post tracking service indicates it was accepted for service on January 3, 2017. 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 a monetary order and if so how much?
- b. Whether the tenant is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a fixed term written tenancy agreement that provided that the tenancy would start on December 15, 2016 and end one year later. The rent was \$2800 per month payable in advance on first day of each month. The tenant(s) paid a security deposit of \$1400 and a pet damage deposit of \$1400 for a total of \$2800 at the start of the tenancy. .

The tenancy ended on September 30, 2016.

The tenant(s) provided the landlord with his/her their forwarding address in writing on September 30, 2016.

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 \$1400 and a pet damage deposit of \$1400 for a total of \$2800 at the start of the tenancy. I determined the tenancy ended on September 30, 2016. I further determined the tenants provided the landlord with their forwarding address in writing on September 30, 2016. 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. The tenants stated they were not waiving their right to a doubling of the two deposits. As a result I determined the tenants have established a claim against the landlord for double the security deposit and pet damage deposit or the sum of \$5600..

Monetary Order and Cost of Filing fee

I ordered the landlord(s) to pay to the tenant the sum of \$5600 plus the sum of \$100 in respect of the filing fee for a total of \$5700.

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.

Conclusion:

In conclusion I ordered the landlord to pay to the tenant the sum of \$5700.

This decision is final and binding on both parties.

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: February 27, 2017

Residential Tenancy Branch