



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNSD; MNDC; FF

Introduction

This is the Landlord's Application for Dispute Resolution seeking compensation for damage or loss; to apply the security deposit towards his monetary award; and to recover the cost of the filing fee from the Tenants.

This matter was scheduled to be heard by teleconference on June 22, 2017, at 1:30 p.m. The Tenant SN signed into the teleconference and was ready to proceed. The teleconference remained open for 20 minutes, but the Landlord did not sign into the teleconference.

SN gave affirmed testimony at the Hearing.

Background and Evidence

The Tenant testified that she received the Notice of Hearing documents by registered mail that was mailed to her forwarding address on January 9, 2017. The Tenant SN stated that she and the Tenant PL are no longer residing together. This tenancy ended on /December 31, 2016.

The Tenants paid a security deposit in the amount of \$825.00 on March 9, 2016.

Analysis

The Landlord did not attend the Hearing and therefore I dismiss his Application.

The Landlord was not successful in his Application and therefore, I order that the Landlord return the security deposit forthwith. A copy of the tenancy agreement was provided in evidence. The Tenants were co-tenants and therefore are jointly and

severally responsible for their obligations under the tenancy agreement. Likewise, the security deposit may be paid to either one of the Tenants at the end of the tenancy.

Conclusion

The Landlord's Application is dismissed without leave to re-apply.

The Tenant SN is hereby provided with a Monetary Order for service upon the Landlord in the amount of **\$825.00**, representing return of the security deposit. This Order may be enforced through the Provincial Court of British Columbia (Small Claims Court).

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 22, 2017

Residential Tenancy Branch