



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TIFFANY GARDENS APARTMENTS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: *MNSD, 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 August 03, 2017. The tenant provided a tracking number. The tenant amended her application and served the landlord with a copy by registered mail

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 the filing fee?

Background and Evidence

The tenancy began on September 01, 2005 and ended on June 13, 2017. The monthly rent at the end of tenancy was \$856.00. Prior to moving in, the tenant paid a security deposit of \$337.50.

The tenant testified that on May 27, 2017, she provided the landlord with her forwarding address in writing along with her notice to end tenancy. The tenant filed a copy of the letter. The tenant testified that she was not successful in getting in touch with the landlord and therefore she made this application on July 21, 2017.

The tenant has applied for the return of double the deposit, for the recovery of the filing fee, for accrued interest and for the cost of mailing.

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 currently holds a security deposit of \$337.50 and is obligated under section 38 to return double this amount (\$675.00). The accrued interest is \$11.95. Since the tenant has proven her claim, she is also entitled to the recovery of the filing fee (\$100.00). Regarding the tenant's claim for the cost of mailing, the legislation does not permit me to award any litigation related costs other than the filing fee.

I grant the tenant an order under section 67 of the *Residential Tenancy Act*, for **\$786.95**. 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 **\$786.95**.

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: January 30, 2018

Residential Tenancy Branch