



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, MNDL-S, FFL

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on January 15, 2021 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for unpaid rent or utilities;
- a monetary order for damage or loss;
- an order to retain the security deposit; and
- an order granting recovery of the filing fee.

The hearing was scheduled for 1:30pm on May 20, 2021 as a teleconference hearing. Only the Tenant attended the hearing at the appointed date and time and provided affirmed testimony. No one appeared for the Landlord. The conference call line remained open and was monitored for 13 minutes before the call ended. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that Tenant and I were the only persons who had called into this teleconference.

Preliminary Matters

Rule 7.3 of the Rules of Procedure states that if a party does not attend the hearing, the hearing may proceed without that party or the application may be dismissed with or without leave to reapply. As no one attended the hearing for the Landlord, I dismiss the Landlord's Application without leave to reapply. As the Landlord had applied to retain the Tenant's security deposit, the hearing continued to determine if the Tenant is entitled to the return of her security deposit.

The Tenant was given an opportunity to present evidence orally and in written and documentary form, and to make submissions to me. I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However,

only the evidence relevant to the issues and findings in this matter are described in this Decision.

Issue(s) to be Decided

1. Is the Tenant entitled to the return of her security deposit, pursuant to Section 38 of the *Act*?

Background and Evidence

The Tenant stated that the tenancy started on November 15, 2019. During the tenancy, the Tenant was required to pay rent in the amount of \$2,700.00 to the Landlord each month. The Tenant stated that she paid a security deposit to the Landlord in the amount of \$1,350.00 which the Landlord continues to hold. The Tenant stated that the tenancy ended on December 31, 2020.

The Tenant stated that she texted the Landlord her forwarding address on January 2, 2021. The Tenant stated that she did not consent to the Landlord retaining the Tenant's security deposit. The Tenant stated that the Landlord has not yet returned the Tenant's security deposit.

Analysis

Based on the documentary evidence before me for consideration and oral testimony provided during the hearing, and on a balance of probabilities, I find:

Section 38(1) of the *Act* requires a landlord to repay deposits or make a claim against them by filing an application for dispute resolution within 15 days after receiving a tenant's forwarding address in writing or the end of the tenancy, whichever is later. When a landlord fails to comply with section 38(1) of the *Act*, and does not have authority under sections 38(3) or 38(4) of the *Act* to withhold any deposits, section 38(6) stipulates that a tenant is entitled to receive double the amount of the security deposit.

Section 88 of the *Act* allows for documents, other than those referred to in section 89, that are required or permitted under this *Act* to be given to or served on a person must be given or served in one of the following ways:

- (a) by leaving a copy with the person;
- (b) if the person is a landlord, by leaving a copy with an agent of the landlord;
- (c) by sending a copy by ordinary mail or registered mail to the address at which the person resides or, if the person is a landlord, to the address at which the person carries on business as a landlord;
- (d) if the person is a tenant, by sending a copy by ordinary mail or registered mail to a forwarding address provided by the tenant;

- (e) by leaving a copy at the person's residence with an adult who apparently resides with the person;
- (f) by leaving a copy in a mailbox or mail slot for the address at which the person resides or, if the person is a landlord, for the address at which the person carries on business as a landlord;
- (g) by attaching a copy to a door or other conspicuous place at the address at which the person resides or, if the person is a landlord, at the address at which the person carries on business as a landlord;

In this case, the Tenant provided the Landlord her forwarding address by text on January 2, 2021. While this is not an approved form of service pursuant to Section 88 of the Act, I find that the Landlord received the Tenant's forwarding address, as it was used at the time of the Landlord submitting their Application on January 15, 2021. As such, I find that the Tenant's forwarding address was sufficiently served to the Landlord pursuant to Section 71 of the Act.

As the Landlord's Application was dismissed without leave to reapply, I find that the Tenant is entitled to the return of her security deposit in full. Pursuant to Sections 38 and 67 of the Act, I award the Tenant a monetary order in the amount of \$1,350.00.

Conclusion

No one attended the hearing for the Applicant; therefore, the Landlord's Application is dismissed without leave to reapply. The Tenant is awarded a monetary order in the amount of \$1,350.00 which represents the full return of the Tenant's security deposit. The order may be filed in and enforced as an order of the Provincial Court of BC (Small Claims).

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: May 25, 2021

Residential Tenancy Branch