



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSDB-DR, FFT

Introduction

This matter proceeded by way of an *ex parte* Direct Request Proceeding, pursuant to section 38.1 of the *Residential Tenancy Act* (the *Act*), and dealt with an Application for Dispute Resolution by the tenants to obtain monetary compensation for the return of double the security deposit and the pet damage deposit (the deposits) and to recover the filing fee paid for the application.

This decision is written based on the Application for Dispute Resolution, evidence, and submissions provided by the tenants on December 23, 2021.

The tenants submitted a signed Proof of Service Tenant's Notice of Direct Request Proceeding which declares that on December 29, 2021, the tenants sent the landlord the Notice of Dispute Resolution Proceeding - Direct Request by registered mail. The tenants provided a copy of the Canada Post Customer Receipt containing the tracking number to confirm this mailing.

Based on the written submissions of the tenants and in accordance with sections 89 and 90 of the *Act*, I find that the Direct Request Proceeding documents were served on December 29, 2021 and are deemed to have been received by the landlord on January 3, 2022, the fifth day after their registered mailing.

Issue(s) to be Decided

Are the tenants entitled to monetary compensation for the return of a security deposit and a pet damage deposit pursuant to sections 38 and 67 of the *Act*?

Are the tenants entitled to recover the filing fee for this application pursuant to section 72 of the *Act*?

Background and Evidence

I have reviewed all written submissions and evidence before me; however, only the evidence and submissions relevant to the issues and findings in this matter are described in this decision.

The tenants submitted the following relevant evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlord and the tenants on August 4, 2020, indicating a monthly rent of \$2,025.00, a security deposit of \$1,012.50, and a pet damage deposit of \$1,012.50, for a tenancy commencing on September 1, 2020
- A copy of a Security Deposit Refund form which was signed by the landlord and one of the tenants, indicating the tenants authorized the landlord to keep \$472.50 of the deposits, and providing the forwarding address
- A copy of a witnessed Proof of Service Tenant Forwarding Address for the Return of Security and/or Pet Damage Deposit form which indicates that the forwarding address was provided to the landlord as part of the move-out inspection on October 31, 2021
- A copy of a Tenant's Direct Request Worksheet showing the amount of the deposits paid by the tenants, an authorized deduction of \$472.50, and indicating the tenancy ended on October 31, 2021

Analysis

Section 38(1) of the *Act* states that the landlord has fifteen days from the end of tenancy and the date they received the forwarding address to either return the deposit(s) in full or make an application for dispute resolution claiming against the deposit(s).

Section 38(6) of the *Act* states that if the landlord does not return the deposit(s) or file a claim against them within the fifteen days, the landlord must pay the tenant double the amount of the deposit(s).

I have reviewed all documentary evidence and I find that the tenants paid a security deposit in the amount of \$1,012.50 and a pet damage deposit in the amount of \$1,012.50, as per the tenancy agreement.

I accept the following declarations made by the tenants on the Tenant's Direct Request Worksheet:

- The tenants have not provided consent for the landlord to keep more than \$472.50 of the deposits

- There are no outstanding Monetary Orders against the tenants for this tenancy
- The tenants have not extinguished their right to the deposits in accordance with sections 24(1) and 36(1) of the *Act*.

I accept the tenants' statement on the Tenant's Direct Request Worksheet that the tenancy ended on October 31, 2021.

In accordance with section 88 of the *Act*, I find that the forwarding address was duly served to the landlord on October 31, 2021.

I accept the evidence before me that the landlord has failed to return the deposits to the tenants and has not filed an Application for Dispute Resolution requesting to retain the deposits by November 15, 2021, within the fifteen days granted under section 38(1) of the *Act*.

Based on the foregoing, I find that the landlord must pay the tenants double the amount of the security deposit and the pet damage deposit in accordance sections 38(6) of the *Act*.

As the tenants were successful in this application, I find that the tenants are entitled to recover the \$100.00 filing fee paid for this application.

Therefore, I find that the tenants are entitled to a monetary award in the amount of \$3,677.50, calculated as follows:

Item	Amount
Doubling of Security Deposit (\$1,012.50 x 2)	\$2,025.00
Doubling of Pet Damage Deposit (\$1,012.50 x 2)	\$2,025.00
Less authorized deduction	-\$472.50
Recovery of Filing Fee	\$100.00
Total Monetary Award to Tenants	\$3,677.50

Conclusion

Pursuant to sections 67 and 72 of the *Act*, I grant the tenants a Monetary Order in the amount of \$3,677.50 for the return of double the security deposit and the pet damage deposit and for the recovery of the filing fee for this application. The tenants are provided with this Order in the above terms and the landlord must be served with **this Order** as soon as possible. Should the landlord fail to comply with this Order, this Order

may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that 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: January 25, 2022

Residential Tenancy Branch