

DECISION

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 the tenant's Application for Dispute Resolution (Application) for:

- a Monetary Order for the return of all or a portion of their security deposit pursuant to sections 38 and 67 of the Act (\$1,175.00)
- authorization to recover the filing fee for this application from the landlord pursuant to section 72 of the Act (\$100.00)

Service of Notice of Dispute Resolution Proceeding - Direct Request

The tenant submitted a signed Proof of Service Tenant's Notice of Direct Request Proceeding which declares that the landlord was served with the Notice of Dispute Resolution Proceeding - Direct Request (Proceeding Package) by e-mail. The tenant provided a copy of the outgoing e-mail showing the Proceeding Package documents were included as attachments to confirm this service. The tenant also submitted a copy of an Address for Service form which was signed by the landlord on November 4, 2021, indicating the landlord agreed to receive documents by e-mail.

Based on the written submissions of the tenant and in accordance with sections 43(2) and 44 of the *Residential Tenancy Regulation*:

- I find that Landlord B.P.M.I. was served on November 11, 2022, by pre-agreed e-mail and is deemed to have received the Proceeding Package on November 14, 2022, the third day after its e-mailing.

Issue(s) to be decided

Is the tenant entitled to a Monetary Order for the return of all or a portion of their security deposit? (\$1,175.00)

Is the tenant entitled to recover the filing fee for this application from the landlord? (\$100.00)

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 tenant submitted the following evidentiary material:

- A copy of a residential tenancy agreement which was signed by the landlord on November 4, 2021 and the tenant on November 3, 2021, indicating a monthly rent of \$1,850.00 and a security deposit of \$925.00, for a tenancy commencing on December 1, 2021;
- A copy of a Condition Inspection Report which was signed by the landlord and the tenant on September 30, 2022, indicating the tenant provided a forwarding address at the time of the move-out inspection;
- A copy of a 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 on the Condition Inspection Report on September 30, 2022;
- A copy of a Tenant's Direct Request Worksheet showing the amount of the deposit paid by the tenant, a partial reimbursement of \$675.00, and indicating the tenancy ended on September 30, 2022.

Analysis

Section 38(4) of the Act allows a landlord to retain from a security and/or pet damage if, at the end of the tenancy, the tenant agrees in writing that the landlord may retain an amount to pay a liability or obligation of the tenant.

If the landlord does not have the tenant's agreement in writing to retain all or a portion of the security and/or pet damage deposit, section 38(1) of the Act stipulates that within 15 days of either the tenancy ending or the date that the landlord receives the tenant's forwarding address in writing, whichever is later, the landlord must either repay any security or pet damage deposit or make an application for dispute resolution claiming against the security deposit or the pet damage deposit.

Section 38(6) of the Act states that if the landlord does not return the deposit(s) or file a claim against the tenant within 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 tenant paid a security deposit in the amount of \$925.00, as per the tenancy agreement.

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

- The tenant has not provided consent for the landlord to keep all or part of the deposit;
- There are no outstanding Monetary Orders against the tenant for this tenancy; and
- The tenant has not extinguished their right to the deposit in accordance with sections 24(1) and 36(1) of the Act.

I accept the tenant's statement on the Tenant's Direct Request Worksheet that the tenancy ended on September 30, 2022.

In accordance with section 88 of the Act, I find that the forwarding address was duly served to the landlord on September 30, 2022.

I accept the evidence before me that the landlord has failed to return the full deposit to the tenant and has not filed an Application for Dispute Resolution requesting to retain a part of the deposit by October 15, 2022, within the fifteen days granted under section 38(1) of the Act.

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

As the tenant was successful in their application, I find that the tenant is entitled to recover the \$100.00 filing fee paid for this application.

Therefore, I find that the tenant is entitled to a monetary award in the amount of \$1,275.00, calculated as follows:

Item	Amount
Doubling of the security deposit (\$925.00 x 2)	\$1,850.00
Less portion returned by landlord	-\$675.00
Recovery of Filing Fee	\$100.00
Total Monetary Award to Tenants	\$1,275.00

Conclusion

Pursuant to sections 67 and 72 of the Act, I grant the tenant a Monetary Order in the amount of **\$1,275.00** for the return of double the security deposit and for the recovery of the filing fee for this application. The tenant is 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: December 19, 2022

Residential Tenancy Branch