



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNSD, MNDC

### Introduction

This hearing dealt with an application by the tenant seeking the return of double the security deposit. . The tenant participated in the conference call hearing but the landlord(s) did not. The tenant presented evidence that the landlords were served with the application for dispute resolution and notice of hearing by registered mail on January 7, 2014. I found that the landlords had been properly served with notice of the tenant's claim and the date and time of the hearing and the hearing proceeded in their absence. The tenant gave affirmed evidence.

### Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

### Background and Evidence

The tenant gave the following testimony:

The tenancy began on or about June 20, 2013 and ended on August 30, 2013. Rent in the amount of \$475.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$237.50. The tenant stated that on July 26, 2013 he gave the landlord notice that he was moving out because the unit had mold in it. The tenant stated that he

provided his forwarding address on August 9<sup>th</sup>, 2013. The stated that he feels he is entitled to the return of double the security deposit.

### Analysis

The tenant is the applicant in this matter and bears the responsibility of proving his claim. The tenant failed to provide a rental agreement, a cancelled cheque, a rent receipt, mail or any other supporting documentation to show that there was a tenancy in place, the applicant resided at the above location and the actual amount of deposit paid. The tenant stated that he was receiving government assistance to pay the rent and the deposit however he did not produce any documentation to reflect that. Based on the insufficient evidence before me I dismiss the tenants' application.

### Conclusion

The tenants' application is dismissed.

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: April 17, 2014

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Residential Tenancy Branch

