



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD FF

Introduction

This hearing dealt with an application by the tenant for double recovery of the security deposit and further monetary compensation. The tenant attended the teleconference hearing but the landlord did not.

The tenant stated that he personally served the landlord with the application for dispute resolution and notice of hearing on June 24, 2014. I accepted the tenant's evidence that the landlord was served with notice of the hearing, and I proceeded with the hearing in the absence of the landlord.

Issue(s) to be Decided

Is the tenant entitled to double recovery of the security deposit?

Background and Evidence

The tenant stated that the tenancy began on February 15, 2014, and he moved out on April 1, 2014. In his application the tenant claimed recovery of his security deposit of \$200 and rent of \$375 for April 2014.

The tenant only provided one document to support his application: an unsigned form requesting replacement of a cheque issued by the Ministry of Social Development to the landlord on March 26, 2014 for the amount of \$375. The tenant did not provide clear testimony explaining the relevance of this document. The tenant's testimony regarding the amount of his security deposit varied from \$200 to \$225 to \$250, and his testimony regarding the amount of his rent varied from \$325 to \$375.

Analysis

The tenant provided insufficient, contradictory evidence regarding his claim. I could not be satisfied on the evidence presented what amounts the security deposit and rent may have been, or even whether they had been paid. I therefore dismiss the application.

Conclusion

The tenant's 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: November 7, 2014

Residential Tenancy Branch

