



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, ERP, O, OLC, FF, LRE, MNSD, RP, MT

Introduction and Preliminary Matter

This hearing convened as a result of a Tenant's Application for Dispute Resolution wherein she sought the following relief:

1. More time to make an application to dispute a Notice to End Tenancy for unpaid rent or utilities;
2. An Order canceling a Notice to End Tenancy for Unpaid Rent;
3. An Order that the Landlord make repairs, emergency and otherwise;
4. An order that the Landlord comply with the Act, regulation or Tenancy agreement;
5. An order restricting the Landlord's right to enter the rental unit;
6. An Order that the Landlord return the Tenant's security deposit and pet damage deposit; and
7. Recovery of the filing fee.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions.

At the outset of the hearing, the Tenant confirmed that she had vacated the rental unit by June 15, 2015. While the Landlord disputed the exact date of the end of the tenancy, the parties agreed that the tenancy had come to an end. As such, the Tenant's request for Orders which pertained to a continuation of the tenancy (namely #1-5 above) are not required. The Tenant formally withdrew her application for these Orders.

Further, the Tenant testified that she provided the Landlord her forwarding address by registered mail on July 14, 2015. As documents served in this manner are deemed served five days later pursuant to section 90 of the *Act*, her application for return of double her security and pet damage deposit pursuant to section 38 was premature.

Accordingly, I dismissed her application for double the security deposit with leave to reapply.

During the hearing the Tenant provided her address for delivery and confirmed that was also her forwarding address. That address is included on the cover sheet of this, my decision.

The Tenant's application for return of the filing fee is dismissed.

Conclusion

The tenancy ended such that the Tenant withdrew her application for relief which related to a continuation of the tenancy. The Tenant's application for double her security deposit was premature and is dismissed with leave to reapply. The Tenant's request for recovery of the filing fee 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: July 29, 2015

Residential Tenancy Branch

