



# Return of a Security Deposit or Pet Damage Deposit ...

After taking part in the condition inspection, tenant starts process by giving tenant's forwarding address to landlord in writing within ONE YEAR of moving out (preferably on paper; an arbitrator may or may not consider an email or text as served)

Landlord has 15 calendar days to:

- Return security deposit and pet damage deposit *or*
- Get tenant's written agreement to keep some of the deposit(s) *or*
- Apply to Residential Tenancy Branch for dispute resolution

*Landlord may not keep any of tenant's deposit(s) without tenant's written agreement or a dispute resolution order.*

If landlord applies to Residential Tenancy Branch for dispute resolution ...

If landlord does **not** apply to Residential Tenancy Branch for dispute resolution ...

15 calendar days after landlord receives forwarding address in writing (on paper), tenant may apply to Residential Tenancy Branch for dispute resolution, seeking Monetary Order for DOUBLE the deposit(s)

Residential Tenancy Branch holds a hearing and makes a final, binding decision that both parties must follow