

## Return of security deposit

After a tenant has moved out **and** given the landlord a forwarding address in writing, the landlord has 15 days to do one of the following:

- return the security deposit, with interest to the tenant;
- obtain the tenant's consent in writing to any deductions from the security deposit and return the difference to the tenant; or
- apply for dispute resolution asking to keep all or some of the security deposit if the tenant does not agree to the requested deductions.

A landlord who wants to keep some or all of a deposit must either:

- get the tenant's written consent; or
- obtain an order from the Residential Tenancies Office (RTO) to deduct a specified amount from the deposit.

A landlord may want to keep **some** of a deposit to cover:

- damage the tenant, guests or pets caused to the rental unit beyond normal wear and tear;
- unpaid rent, utilities or fuel;
- changing the locks or cutting new keys if the keys were not returned; or
- reasonable costs caused by the tenant moving out without giving proper notice.

A landlord can keep **all of** a deposit if:

- a tenant does not provide a forwarding address, in writing, within six months; or
- a tenant agrees to in writing.

A tenant requires a landlord's written consent to use a security deposit towards the last month's rent.

### Calculating interest on a security deposit

The landlord must calculate the interest owing on the full deposit regardless of any deductions they wish to make.

The interest rate that landlords must pay on security deposits is two percent **below** the Bank of Canada's prime rate (set January 1 and July 1 of each year).

For a complete list of interest rates, please visit [yukon.ca/en/security-deposit-interest-rates](https://yukon.ca/en/security-deposit-interest-rates) or contact the RTO at (867) 667-5944 or toll-free at (800) 661-0408 ext. 5944.

The formula used to calculate the interest is:  
(security deposit amount) x (% rate) divided by (365)  
x (number of days of the tenancy).

You can find an interest calculator at [yukon.ca](https://yukon.ca). Enter the words "Calculate your security deposit interest" into the website's search function to find it.

## Claiming damages against a security deposit (deductions)

In order for a landlord to make a claim against the security deposit for damage to a rental unit, condition inspection reports **must** be completed at both move-in and move-out. Failure to do so will impede a landlord's ability to make a claim through the RTO for compensation for damage.

## Disputes related to security deposits

When a tenant and landlord cannot agree on deductions to a security deposit, either party can apply for dispute resolution to have the matter settled. The landlord must apply within 15 days of the tenancy ending, or receiving the tenant's forwarding address (whichever is later). A landlord who has applied for dispute resolution can hold the deposit until the matter is resolved.

If the landlord does not return the security deposit or makes a deduction without the tenant's written approval and the tenant has given the landlord a forwarding address in writing within six months, the tenant has up to one year from the end of the tenancy to apply for dispute resolution. However, the tenant loses the right to the deposit if a forwarding address is not given in writing to the landlord within six months from the end of the tenancy.