

Nova Scotia's Residential Tenancies Program

Security Deposit Claims

2026



Tenants may apply to the Residential Tenancies Program for the full or partial return of their security deposit in certain circumstances.

For Tenants

What Should You File?

File an **Application to Director – Return of Security Deposit** if:

- You **disagree** with the landlord's claim, or
- You **did not receive** a landlord's claim form, or
- You **did not receive** your security deposit

When Can You File?

- Wait at least **10 days after your tenancy ends** before filing.

What Happens After You File?

- You must **serve the landlord** with an **Application to Director – Return of Security Deposit**.
- You must submit a **Certificate of Service**.
 - Submit **online** or at an **Access Nova Scotia Centre**
- This starts the review process.

What Does the Landlord Have to Do?

Within **10 days of being served**, the landlord must show:

- Proof you agreed (in writing) they could keep the deposit, **OR**
- Proof they properly filed a **Security Deposit Claim**

How Is a Decision Made?

- A Residential Tenancies Officer will review the case.
- If the landlord followed the rules, both sides may be asked for evidence.
- A decision is usually made **without a telephone hearing**.

✓ Tenant Checklist

- Wait at least 10 days after your tenancy ends
- File an Application to Director – Return of Security Deposit.
- Serve the landlord
- Submit Certificate of Service
- Submit evidence (if asked)

For Landlords

What Should You File?

File a **Security Deposit Claim Form** if:

- You want to **keep some or all of the security deposit**
- There is **no written agreement** with the tenant

When Must You File?

- Within **10 days after the tenancy ends**.

! If you miss this deadline:

- The tenant will receive the **full deposit back**

What Happens After You File?

- You must **serve the tenant** with a copy of the **Security Deposit Claim**.
- This completes your claim process.

Can You Claim More Than the Deposit?

- Yes. If damages or unpaid rent are **more than the deposit**, you can file an **Application to Director** for a hearing.

What Can the Tenant Do?

The tenant may:

- File an **Application to Return Deposit** if they disagree with your claim, or
- File if they did not receive your **Security Deposit Claim**

How Is a Decision Made?

- Forms are submitted online.
- A decision is usually made **without a telephone hearing**.

✓ Landlord Checklist

- File a **Security Deposit Claim within 10** days of tenancy ending
- Serve the tenant with a copy of the Security Deposit Claim form
- File an **Application to Director** if claiming more than the deposit

Resources

- Residential Tenancies information: novascotia.ca/RTA
- Application to Return Deposit (Form S) - [Application to Director to return a security deposit \(Form S\) - Government of Nova Scotia](#)
- Security Deposit Claim (Form R) - [Security Deposit Claim Form \(Form R\) - Government of Nova Scotia](#)
- Application to Director (Form J) - [Application to Director to resolve dispute between landlord and tenant \(Form J\) - Government of Nova Scotia](#)

Key Tip: Always keep copies of your forms, documents and proof of service

Questions?

Call 1 800 670 4357