



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNDC, MNSD, MNR, FF

Introduction

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Decision and reasons

The applicant has filed a claim as follows:

| | |
|----------------------------------|-----------|
| January 2009 lost rental revenue | \$590.00 |
| Utilities outstanding | \$539.95 |
| Advertising costs | \$394.76 |
| Missing extension cord | \$20.00 |
| Cleaning costs | \$30.00 |
| Additional costs | \$134.77 |
| Total | \$2899.48 |

The applicant requested an order to retain the full security deposit plus interest towards this claim and requested that a monetary order be issued for the difference.

The “additional costs” claimed include the filing fee for today's hearing and the landlord's costs to pursue they dispute resolution process. I have no authority to award costs for the dispute resolution process other than the filing fee, and therefore I



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dismissed all the additional costs other than the filing fee. This leaves a final amount of **\$2815.48**

At the hearing the respondent stated that she does not dispute this claim in any way and feels the full amounts are owed to the landlord. I therefore allow the full **\$2815.40**

Conclusion

I have allowed \$2815.40 of the applicants claim. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$633.35

I further Order that the Respondent(s) pay to the applicants the following amount:

\$2182.13

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: October 26, 2009.

Dispute Resolution Officer