



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNDC, MNSD

Introduction

This matter dealt with an application by the Tenant for the return of a security deposit and for compensation for damage or loss under the Act or tenancy agreement. In particular, the Tenant claimed on her application and in her written submissions that she was coerced into giving the Landlord written authorization to deduct \$99.00 from her security deposit for professional carpet cleaning. The Tenant also claimed that the Landlord required her to pay an additional security deposit of \$33.00 on or about April 4, 2006 and that the Landlord failed to return this amount at the end of the tenancy. The Tenant further sought to recover moving expenses as she claimed she was forced to move because she developed "health issues" due to recurring problems with mould in the rental property that the Landlord failed to remedy.

This oral hearing started at 9:00 a.m. as scheduled, however by 9:10 a.m. the Tenant had not dialled into the conference call and as a result, the hearing proceeded in the Tenant's absence. In support of her application, the Tenant filed written submissions and documentary evidence which included copies of 3 receipts, a copy of a letter from the Landlord and five photographs. However, I find that this is insufficient evidence to make out the Tenant's claim and as a result, her application is dismissed without leave to reapply.

Conclusion

The Tenant's application is dismissed without leave to reapply. 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 04, 2010.

Dispute Resolution Officer