



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

The landlords apply for a monetary award for unpaid rent and for damages for cleaning and repair.

Neither tenant attended the hearing. On the uncontested testimony of the applicants I find that the tenant Mr. A. S. has been duly served with the application, however, the tenant Ms. M. W. has not been served in accordance with the *Residential Tenancy Act*.

On the undisputed evidence I grant the landlords a monetary award of \$2375.00, as claimed, plus the \$50.00 filing fee for this application. I authorize the landlords to retain the \$575.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant Mr. A. S. for the remainder of \$1850.00.

The landlords are free to re-apply against the tenant Ms. M. W.

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: September 06, 2013

Residential Tenancy Branch

