



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for carpet replacement costs and for drape and suite cleaning costs.

Neither tenant attended the hearing. On the uncontradicted testimony of Ms. C.A. and Ms. C.C., I am satisfied that the application and notice of hearing were served on the tenants by registered mail sent December 13, 2013 to a forwarding address in writing provided by the tenants in an "Information Sheet" filled out by them at the end of the tenancy. Oddly, the post office record shows that the registered letter to each was "successfully delivered" on December 16, 2013 and signed for by "A CREPS" but were ultimately returned to the landlord with a note on the Canada Post record for each dated January 3, 2014 indicating "Recipient not located at address provided." The landlord's representative Ms. C.A. testifies that a copy of the Inspection Report that had been sent with the application and notice of hearing came back with tenant annotations on it.

In all the circumstances I find the tenants have been duly served. The landlord has sent the application and notice of hearing by registered mail to a forwarding address in writing provided by the tenants and so ss. 88 and 89 of the *Residential Tenancy Act* have been complied with. In accordance with s. 90, they were deemed received.

On the undisputed evidence presented by the landlord I grant it a monetary award of \$1360.80 for the value of carpet replacement after accounting for the depreciated value of the old carpet and an award of \$355.50 for cleaning, including drapes cleaning.

I authorize the landlord to retain the \$615.00 security deposit in reduction of the amount awarded and I grant the landlord a monetary order against the tenants, jointly and severally, for the \$1106.30 remainder plus the \$50.00 filing fee.

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: February 04, 2014

Residential Tenancy Branch

