



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BC IMC REALTY CORPORATION doing business as PANARTOWER

## **DECISION**

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

The landlord by its agent Ms. M. applies for a monetary award for loss of rental income, liquidated damages and damages for cleaning and repair and key replacement.

Neither tenant attended the hearing. I find that each was duly served by registered mail sent December 9, 2013 to the forwarding address in writing the tenants provided. The letter to each went "unclaimed by recipient."

On the undisputed evidence of Ms. M, I grant the landlord a monetary award of \$1219.68 for unpaid rent and loss of rental income from December 2013, liquidated damages of \$350.00 as per the fixed term tenancy agreement, \$200.00 for cleaning charges, \$100.00 for garbage removal and furniture removal and storage, \$112.00 for carpet cleaning, \$104.16 for blinds cleaning and \$175.00 for key replacement, all as claimed, plus the \$50.00 filing fee.

I authorize the landlord to retain the \$610.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1700.84.

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: March 31, 2014

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Residential Tenancy Branch

