



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

The landlord applies for a monetary award for rent loss, liquidated damages for early termination of a fixed term tenancy, oven cleaning charges, and a charge for a laundry card.

Neither tenant attended the hearing. I find that each was duly served in accordance with s. 89 of the *Residential Tenancy Act* with the application by registered mail sent to the forwarding address provided on the move-out condition report. Both items of mail went "unclaimed by recipient" according to the post office records.

On the undisputed evidence of the landlord's representative Ms. K.W., I grant it a monetary award of \$1625.00 as claimed plus the \$50.00 filing fee. I authorize the landlord to retain the \$525.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1150.00.

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: August 19, 2014

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Residential Tenancy Branch

