



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Onni Property Management Services Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION ON REQUEST FOR CLARIFICATION**

The applicant has requested a correction to the Residential Tenancy Branch decision dated August 12, 2014. Section 78 of Residential Tenancy Act enables the Residential Tenancy Branch to clarify a decision or order.

The applicant requests "I filed for a monetary order of \$7,600.00. I was awarded a monetary claim of \$7,600.00, but was awarded a monetary order of \$5,800.00 + permission hold security deposit of \$1,800.00(although security deposit is \$1,900.00). security deposit was already forfeited to us for rent prior to tenant vacating. Monetary Order should be for \$7,600.00."

In the original decision dated July 22, 2014, it states, "...The landlord seeks a monetary order for unpaid rent or utilities, for money owed or compensation for damage or loss, **to keep all or part of the security deposit** and recovery of the filing fee." The decision states, "...The monthly rent was \$3,800.00 payable on the 1<sup>st</sup> of each month and **a security deposit of \$1,900.00 was paid on October 6, 2012.**" It also states, "The landlord has established a monetary claim of \$7,600.00. **The landlord is also entitled to recovery of the \$100.00 filing fee. I order that the landlord retain the \$1,900.00 security deposit in partial satisfaction of the claim** and I grant a monetary order under section 67 for the balance due of \$5,800.00. The applicant states that the "security deposit was already forfeited to us for rent prior to tenant vacating." I note that in the original hearing the landlord failed to disclose these details as well as the applicant had applied for permission to retain the security deposit the his original application as noted in the original decision.

I find that the evidence does not support the request. The original decision and order stand.

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 21, 2014

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Residential Tenancy Branch

