



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 and her agent apply for a monetary award for damages for loss of rental income and cleaning and repair.

The tenant did not attend the hearing though the agent Ms. N. testified that she personally served the tenant with the application and the hearing notice on or about May 30, 2014. I find the tenant was duly served.

On the undisputed evidence of Ms. N. for the landlord I grant the applicants a monetary award for the seventeen items claimed in monetary order worksheet filed and served on the tenant, for a total award of \$4947.69 plus the \$50.00 filing fee. The tenant's \$750.00 security deposit was offset in an earlier arbitration. The landlord still holds a \$100.00 pet damage deposit and I authorize her to retain it in reduction of this award. There will be a monetary order against the tenant for the remainder of \$4897.69.

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 10, 2014

Residential Tenancy Branch

