



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for unpaid rent from May and June 2012 and for cleaning, repair and re-keying costs.

The tenant did not attend the hearing. The landlord testified that he personally served the tenant with the originating documents; the application and the notice of hearing letter, personally at the tenant's place of work at the end of May. As well, he produced emails from the tenant sent in an effort to resolve the claim. I find the tenant has been duly served.

On the undisputed evidence of the landlord he has proved his claim as presented. I award him \$500.00 for unpaid May rent, \$825.00 for unpaid June rent, \$425.00 for general repairs and cleaning, \$300.00 for sink repair and \$25.00 for re-keying, plus the \$50.00 filing fee. I authorize the landlord to retain the \$412.50 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1712.50.

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 15, 2014

Residential Tenancy Branch

