



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pinnacle International
and [tenant name suppressed to protect privacy]

DECISION

Codes: MNR, MNSD, OPR, FF

Introduction:

This was an application by the landlord for an Order for Possession, a Monetary Order and an Order to retain the security deposit in partial satisfaction of the monetary claim. Only the landlord's representative attended the application. At the outset the landlord advised that the tenant vacated the unit on July 21, 2014 and therefore the landlord was abandoned the application for a n Order for Possession.

Issues:

Is the landlord entitled to a Monetary Order?

Background and Evidence:

The landlord's agent testified that the tenancy began on September 1, 2013 with rent in the amount of \$ 970.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 485.000 on August 19, 2013. The landlord's agent testified that she served the dispute resolution package by handing it to the tenant on July 20, 2014. The landlord's agent testified that the arrears were \$ 970.00, carpet and drape cleaning costs of \$ 245.00. NSF charges of \$ 25.00, less payments of \$ 410.00 for a total claim of \$ 830.00. The landlord's agent testified that the tenant in a letter dated July 21, 2014 acknowledged and agreed to the total amount of the landlord's claim.

Analysis:

Based on the evidence of the landlord I find that the application for Dispute Resolution was served on July 20, 2014. The tenant has not paid all the outstanding rent, cleaning and NSF charges but has agreed in writing that he is responsible for them. I find that the landlord has established a claim for \$ 830.00 and the filing fee of \$ 50.00 totalling \$ 880.00.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 485.00 and I grant the landlord an order under section 67 for the balance due of **\$ 395.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and Order must be served on the tenant as soon as possible. I have dismissed all other claims.

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 08, 2014

Residential Tenancy Branch

