



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pemberton Holmes Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD FF

Introduction

This hearing was convened pursuant to the landlord's application to retain part of the security deposit. Two agents for the landlord and one tenant called in to the teleconference hearing.

Preliminary Issue

At the outset of the hearing the tenant stated that he was not disputing the landlord's claim for \$300 of the security deposit for cleaning, or the landlord's claim for recovery of the \$50 filing fee for the cost of their application. Accordingly, I granted the landlord's claim. The parties confirmed that the security deposit is \$750.

Conclusion

I order the landlord to retain \$350 of the security deposit, in full compensation of their claim. I grant the tenant an order under section 67 for the balance due of \$400. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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 24, 2014

Residential Tenancy Branch