



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Homelife Glenayre Realty Chilliwack Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on May 15, 2014, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background, Evidence and Analysis

*The landlord's undisputed testimony is as follows.* The tenancy began on October 1, 2013 and ended on April 30, 2014. The tenants were obligated to pay \$1350.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$675.00 security deposit which due to an accounting error was returned to the tenant prior to this matter being dealt with. Condition inspections were conducted at move in and move out.

I address the landlord's claims and my findings around each as follows.

**Landlords Claim** – The landlord is seeking \$7.33 for light bulb replacements and \$459.90 for carpet replacement. The landlord stated that the tenant had stained near new carpets in the unit. The landlord stated that they had made numerous attempts to mitigate the cost by working with the tenant however the tenant cut off communication and refused to cooperate. The landlord submitted photos, receipts and condition inspection reports to support their claim. Based on the above I find that the landlord is entitled to \$467.23.

The landlord is entitled to the recovery of the \$50.00 filing fee.

Conclusion

The landlord has established a claim for \$517.23. I grant the landlord an order under section 67 for the balance due of \$517.23. 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 18, 2014

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Residential Tenancy Branch

