



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes**

MNR, MND, MNSD, MNDC, FF

### **Introduction**

This was an application by the landlord for a monetary order for unpaid rent and money owed for loss under the tenancy agreement. The *original* application was not amended, however, was orally adjusted by agreement. It must further be noted that on calculation I allowed a revision to the original monetary claim amount.

Both parties participated in the hearing with their submissions, document evidence and testimony during the hearing. The tenant acknowledged receiving the evidence of the landlord. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order in the amount claimed?

### **Background and Evidence**

The undisputed relevant testimony in this matter is that the tenancy started July 01, 2012. At the outset of the tenancy, the landlord collected a security deposit and a pet damage deposit from the tenant in the respective amounts of \$650.00 and \$200.00 which the landlord retains in trust. The tenant acknowledges that they failed to pay rent in the months of February through May 2014 and testified that they also owe the landlord a water bill in the amount of \$87.07. The tenant does not dispute the landlord's claim for cleaning and carpet cleaning in the sum of \$300.00 as well as an amount for garbage removal which the parties agreed to reduce the respective claim of same to \$200.00.

**Analysis**

Based on the evidence and undisputed testimony of the parties I find the tenant owes the landlord unpaid rent for February to May 2014 and for cleaning and garbage removal. The landlord is also entitled to recovery of the filing fee. The deposits held by the landlord will be off-set from the award made herein.

***Calculation for Monetary Order***

Unpaid rent / rental arrears February – May 2014	\$5200.00
Cleaning and carpet cleaning	300.00
Garbage removal	200.00
Filing fees paid for this application	50.00
<i>Less security deposit and pet damage deposit held</i>	<i>-850.00</i>
<b>Total Monetary Award</b>	<b>\$4900.00</b>

**Conclusion**

**I Order** that the landlord retain the security **deposit** and pet damage deposit in the sum of \$850.00 in partial satisfaction of the claim and I grant the landlord an Order under Section 67 of the Act for the balance due of **\$4900.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

**This Decision is final and binding on both parties**

*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

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Residential Tenancy Branch

