



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0995338 B.C. Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNR, FF

### Introduction

In the first application by filing date, the tenant seeks to recover a security deposit. In the second application the landlord seeks to recover unpaid rent and the cost of cleaning the rental unit after the tenant vacated.

The tenant did not attend the hearing. The landlord attended and was ready to proceed to oppose the tenant's application. As a result, the tenant's application is dismissed.

The landlord mailed its application and notice of hearing to the tenant by registered mail sent to the address provided by the tenant in her application. The mail went unclaimed. The landlord also served the material to an adult male person at that address. I find the tenant has been duly served under s. 89 of the *Residential Tenancy Act*.

On the undisputed evidence of Mr. K. for the landlord I award it \$3200.00 for unpaid rent for the months May, June, July and August 2013 and cleanup costs of \$480.00, all as claimed, plus the \$50.00 filing fee. I authorize the landlord to retain the \$400.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$3330.00.

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: October 02, 2014

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Residential Tenancy Branch

