



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order permitting retention of the security deposit and pet damage deposit in partial satisfaction of the claim. Both parties appeared and had an opportunity to be heard.

This month-to-month tenancy commenced August 1, 2014. The monthly rent of \$750.00 was due on the first day of the month. The tenant paid a security deposit of \$375.00 and a pet damage deposit of \$373.00.

The tenant moved out of the rental unit, in compliance with a 10 Day Notice to End Tenancy for Non-Payment of Rent on January 13, 2015.

The parties agreed that the tenant owes the following amounts to the landlords:

January rent	\$750.00
Carpet cleaning	\$115.50
Smoke alarm	\$ 20.00
Filing fee	\$ 50.00
Total	\$935.50

The parties agreed that the landlord would retain the security deposit and pet damage deposit in partial satisfaction of the claim and that a monetary order in the amount of \$185.50 would be granted to the landlord.

It is the tenant's intention to pay this amount as soon as possible but in the event that he does not do so the landlord may file this order with Small Claims Court and enforce it 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: February 17, 2015

Residential Tenancy Branch

