



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, SS, FF

Introduction

The landlord applies for a monetary award for unpaid rent and late fees and for the cost of cleaning and repair after this tenancy ended.

The tenant did not attend the hearing. She has been served with the application and notice of hearing by registered mail sent to the forwarding address provided by her in the move-out condition report. Canada Post records show that she received and signed for the mail on March 3, 2015. I find that the tenant has been duly served.

On the undisputed evidence of Ms. B. for the landlord I award it \$2450.00 for unpaid rent and late fees, \$275.00 for cleaning and \$500.00 for repairs, all as claimed, plus recovery of the \$50.00 filing fee for this application.

I authorize the landlord to retain the \$750.00 security deposit and the \$400.00 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2125.00.

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: April 17, 2015

Residential Tenancy Branch

