



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

The landlord and her agent Mr. J. apply for a monetary award for damage to the premises and for the value of a lawnmower.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been served? If so, what if anything is the landlord entitled to?

Background and Evidence

The rental unit is a two bedroom suite in a house. The tenancy started in January 2013 and ended February 28, 2014. The rent was \$1100.00 plus \$100.00 for utilities. The tenant paid a \$550.00 security deposit. \$35.00 of it was returned to him.

The landlord's agent produced a registered mail receipt showing that the tenant received and signed for receipt of the application and notice of hearing on March 9, 2015.

Analysis

I find that the tenant has been duly served in accordance with s. 89 of the *Residential Tenancy Act*.

On the undisputed evidence of Mr. J., I grant the landlord a monetary award of \$518.19, as claimed, plus the \$50.00 filing fee, for a total award of \$518.19. I authorize the landlord to retain the \$515.00 remainder of the security deposit in reduction of the award.

The landlord's agent declined a monetary order against the tenant for the remainder of \$3.19.

Conclusion

The application is allowed.

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: May 29, 2015

Residential Tenancy Branch

