



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding E Y Properties Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MND, MNSD, FF

Introduction

The landlord applies for a monetary award for unpaid rent, cleaning costs and replacement cost for a laundry card.

The tenant did not attend the hearing though duly served with the application and notice of hearing by registered mail collected and signed for by her with Canada Post on February 26, 2015.

Issue(s) to be Decided

Is the landlord entitled to the relief claimed?

Background and Evidence

The rental unit is a one bedroom apartment in 67 unit apartment building. The tenancy started in August 2012. The tenant vacated at the end of January 2014. The monthly rent was \$870.00. The landlord holds a \$435.00 security deposit.

The landlords representative testified about each amount claimed in monetary order worksheet submitted and had provided receipts as well as the tenant ledger.

Analysis

On the uncontested evidence of Ms. P. for the landlord I grant it a monetary award of \$2282.50 as claimed, plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$435.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$1887.50.

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: June 02, 2015

Residential Tenancy Branch

