



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Wall Financial Corporation  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MND, MNDC, MNSD, FF

### Introduction

The landlord applies for a monetary award for rental loss and cleaning costs.

Neither tenant attended for the hearing.

### Issue(s) to be Decided

Have the tenants been served with the application and notice of hearing? If so, does the evidence presented at this hearing show the landlord is entitled to any of the relief requested?

### Background and Evidence

The background of this tenancy is set out in the decision referred to on the cover page.

The landlord's representative showed that each tenant has been served with the application for dispute resolution and notice of hearing by registered mail, both sent on March 4, 2015 and shown by the record of the Canada Post Office to have been received by Mr. M.H. on March 12, 2015 and by Mr. A.A.T.W. on March 16, 2015.

I find that both tenants have been duly served.

By a signed agreement dated September 30, 2014, the day the tenants vacated the premises, they agreed to the items claim by the landlord in this application.

### Analysis

On this evidence I award the landlord a monetary order for the claimed and agreed amounts; being \$134.40, \$56.00, \$201.60 and \$1550.00.

I do not award the landlord the \$110.00 item as that was already awarded to the landlord in the earlier hearing and the landlord was authorized to deduct it from the \$775.00 security deposit.

The landlord is entitled to a monetary award of 1842.00 plus recovery of the \$50.00 filing fee for this application.

I authorize the landlord to retain the \$665.00 remainder of the security deposit in reduction of the award. There will be a monetary order against the tenants jointly and severally for the remainder of \$1227.00.

The landlord may still be holding a \$200.00 pet damage deposit. If so, then I authorize the landlord to apply that deposit money in reduction of the amount owed under the monetary order.

#### Conclusion

The landlord's 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 23, 2015

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Residential Tenancy Branch

