



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

This is an application brought by the Landlord(s) requesting that a Monetary Order be issued against the respondent in the amount of \$1391.87. The applicant is also requesting recovery of the \$50.00 filing fee.

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all relevant submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All parties were affirmed.

Issue(s) to be Decided

The issue is whether or not the applicant has established a monetary claim against the respondent, and if so in what amount.

Background and Evidence

This tenancy began on March 1, 2014 as a fixed term expiring September 28, 2015.

The tenancy ended on September 30, 2014.

The landlord is claiming the following:

Replace the refrigerator	\$440.00
Cleaning	\$200.00
Outstanding rent	\$500.00
Outstanding electricity bill	\$243.87
Filing fee	\$50.00
Total	\$1433.87

The respondent testified that she does not dispute this claim whatsoever and stated that she was put in a poor position by person she had taken into the rental unit and had trusted.

The respondent further stated due to health issues she was unable to meet her commitments but is willing to work with the landlord to ensure the outstanding amounts are paid.

Analysis

Since the respondent has stated that she does not dispute this claim in any way whatsoever I allow the full amount claimed by the landlord of \$1433.87, and I therefore order that the landlord may retain the full security deposit of \$487.50 and I order that the respondent pay the remaining \$954.37 to the landlords.

Conclusion

I have issued a Monetary Order in the amount of \$954.37.

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 10, 2015

Residential Tenancy Branch

