



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, FF

Introduction

The landlord applies for a monetary award for unpaid rent, a late fee and cleaning costs.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been duly served with the application and notice of hearing? If so, does the evidence presented at hearing show that the landlord is entitled to any of the relief claimed?

Background and Evidence

According to Ms. J. for the landlord, the rental unit is a one bedroom apartment. The tenancy started in August 2014. The rent was \$800.00 per month. The landlord holds a \$400.00 security deposit.

The tenancy ended as the result of the tenant's failure to pay rent and an ensuing ten day Notice to End Tenancy.

Ms. J. testifies that the tenant was served with the originating documents in this matter by registered mail addressed to the post office box address provided in the move-out report submitted as evidence in this matter. Canada Post records show that the tenant received and signed for the mail on March 27, 2015. I find the tenant has been duly served.

Analysis

On the undisputed evidence of Ms. J. I find that the landlord is entitled to \$800.00 for March 2015 rent, \$25.00 for a late fee and \$89.25 for carpet cleaning. I award it the total of \$914.25, plus recovery of the \$50.00 filing fee.

I authorize the landlord to retain the \$400.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$564.25.

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: July 22, 2015

Residential Tenancy Branch

