



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

The landlord applies for reimbursement for Hydro and Fortis bills and for the cost of certain repairs and postage costs.

The tenant did not attend the hearing. She was duly served and filed a letter stating she was not disputing the landlord's claim.

Issue(s) to be Decided

None

Background and Evidence

The rental unit is a one bedroom suite in the lower portion of the landlord's home. The tenancy started in November 2014 for a five month fixed term. It ended March 31, 2015. The monthly rent had been \$675.00. The landlord took a \$335.00 security deposit and a \$100.00 pet damage deposit at the start of the tenancy. She has returned \$177.50.

On the landlord's undisputed evidence and with the tenant's agreement, I award the landlord \$123.50 for outstanding utilities, \$22.00 for weatherstripping, \$50.00 for sofa repair and \$12.00 for postage costs for a total of \$207.50, plus the \$50.00 filing fee.

I authorize the landlord to retain the remaining \$257.50 deposit money in full satisfaction of the award.

Analysis

NA

Conclusion

NA

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 10, 2015

Residential Tenancy Branch

