



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RANDALL NORTH REAL ESTATE SERVICES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for liquidated damages, key costs, strata fines and for cleaning and repair of the rental unit.

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 relevant evidence presented during the hearing show on a balance of probabilities that the landlord is entitled to any of the relief requested?

Background and Evidence

The rental unit is a one bedroom condominium apartment. The tenancy started in September 2014 and ended February 28, 2015. The monthly rent was \$1595.00. The landlord holds a \$797.50 security deposit.

The landlord sent the application and notice of hearing to the tenant by registered mail to the forwarding address provided by the tenant on the move-out condition report. The record of Canada Post shows that the mail was received by the tenant on March 17, 2015. I find that the tenant has been duly served in accordance with s.89 of the *Residential Tenancy Act* (the "Act").

Analysis

On the landlord's representative's undisputed testimony I grant the landlord a monetary award of \$775.00 for liquidated damages, \$100.00 for key replacement, \$600.00 for

outstanding strata fines resulting from tenant conduct and \$260.45 for carpet and suite cleaning, plus recovery of the \$50.00 filing fee.

I authorize the landlord to retain the \$797.50 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$987.95.

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: August 24, 2015

Residential Tenancy Branch

