



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MUKS KUM OL HOUSING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

The landlord applies for a monetary award for unpaid rent and for damages for cleaning and repair to the premises after the tenants left.

Neither tenant attended for the hearing within ten minutes after its scheduled start time.

Ms. B. for the landlord testified that the tenants had been served with the application and notice of this hearing by registered mail to the address provided by them in writing.

The records of Canada Post (tracking numbers shown on cover page) show that the registered mail to each tenant was delivered on October 23, 2015.

I find that the tenants were duly served.

On the undisputed evidence of Ms. B., I find that the tenants owe \$120.00 in rent arrears from January 2015.

Ms. B. withdrew the landlord's application for cleaning, garbage removal and repairs. I grant her leave to re-apply.

The landlord is entitled to a monetary award of \$120.00 plus recovery of the \$50.00 filing fee.

I authorize it to retain the \$114.77 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenants for the remainder of \$55.23.

This decision was rendered orally at hearing and 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: March 24, 2016

Residential Tenancy Branch

