



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes OPM, MNR, MNSD, FF

Introduction

The landlord F.E. Ltd. applies by its agent R.P.M. Ltd. for an order of possession and a monetary award for unpaid rent and the cost of carpet cleaning.

The tenant did not attend the hearing within ten minutes after its scheduled start time.

Ms. W. for the landlord testifies that the tenant was served with the application and notice of hearing by registered mail addressed to the forwarding address the tenant provided in a move-out condition report dated February 21, 2016.

Canada Post records for the mail (tracking number shown on cover page of this decision) show that the mail was delivered on March 10 and signed for by "B.M."

On this evidence I find that the tenant has been duly served with the application and notice of hearing.

The tenant has returned possession to the landlord and so an order of possession is no longer required.

The tenant provided her written consent for the landlord to retain \$80.00 from the security deposit for carpet cleaning. The landlord's claim in this proceeding must therefore be dismissed. The parties settled the matter of carpet cleaning at the move-out inspection.

I grant the landlord \$343.00 for the balance of February 2016 rent, plus recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$282.50 remainder of the \$362.50 security deposit in reduction of the amount awarded.

There will be monetary order against the tenant for the remainder of \$160.50.

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 14, 2016

Residential Tenancy Branch