



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, MNSD, FF

Introduction

The landlord applies for a monetary award for cleaning, repair and waste disposal after the tenancy ended.

None of the three tenants attended for the hearing within ten minutes after its scheduled start time.

The landlord's representative Ms. P. shows that each of the three was served with the application for dispute resolution and notice of hearing by registered mail. Canada Post records (tracking numbers recorded on cover page of this decision) show that each mailing was delivered and signed for.

On this evidence I find that all three tenants have been duly served.

Ms. P. produces a move-out inspection report in which the tenant Mr. A.C. agrees to the cost items claimed in this application: \$400.00 for suite cleaning, \$130.00 for carpet cleaning, \$223.00 for carpet damage, \$10.00 for light bulbs, \$150.00 for door repair and \$75.00 for disposal of personal effects.

I find that the landlord is entitled to a monetary award for the \$998.00 total of these amounts, plus recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$500.00 security deposit in reduction of the amount awarded.

The landlord will have a monetary award against the tenants for the remainder of \$598.00.

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 26, 2016

Residential Tenancy Branch