



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

In the first application the landlord seeks to recover utility costs and strata fees related to moving into and out of this condominium townhouse.

In the second application the tenant seeks to recover a \$900.00 security deposit.

The tenant did not attend the hearing within twenty five minutes after its scheduled start time, though he has filed material regarding the tenancy.

The landlord showed that the tenant had been duly served with her application by registered mail to a forwarding address the tenant had provided. Canada Post records (tracking number shown on cover page of this decision) show that the landlord's hearing package (the application and notice of hearing) were mailed to the tenant on October 14, 2016 and that he received the mail and signed for it on October 18.

As a result, the hearing proceeded in the absence of the tenant.

The landlord shows that the tenant was responsible for electrical consumption under the tenancy agreement. She produces a bill from BC Hydro for usage to the end of September 2016, when the tenant vacated the premises. I award her \$43.00 for this item, as claimed.

The landlord produces a bill from the company in charge of providing heating, cooling and hot and cold water to the condominium complex, detailing the cost for this unit for the period ending September 30, 2016. I award her \$50.78, as claimed.

The landlord paid the strata corporation \$200.00 for the tenant's move in fee and \$200.00 for the move-out. I find that these charges were properly for the tenant and I award the landlord \$400.00., as claimed.

At hearing the landlord claimed that the tenant may have taken with him a wine rack. She has not included the item in her Monetary Order Worksheet and so I consider that it is not a claim fairly raised in her application. I therefore make no order about it. The landlord is free to make another application in that regard.

The landlord is entitled to a monetary award of \$493.78 plus recovery of the \$100.00 filing fee. I authorize her to recover these amounts from the security deposit.

The tenant will have a monetary order for the remainder of \$306.22.

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: April 13, 2017

Residential Tenancy Branch