



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, MNSD, OPR, MNR

Introduction

In the first application the tenant seeks to recover a \$600.00 security deposit and a \$200.00 pet damage deposit.

In the second application the landlord Mr. R. seeks an order of possession and a monetary award of \$1200.00 for unpaid October 2017 rent.

The tenant vacated the premises on or about October 14.

It is agreed that the tenant owes the October rent and that the landlord is presently holding \$800.00 of deposit money. The tenant acknowledges owing the remainder of \$400.00.

In these circumstances no analysis is necessary as the parties agree to the same thing.

The landlord Mr. R. raises issues about the state of the premises after the tenant moved out, but that is not an issue raised by his application and so cannot be dealt with at this hearing. He is free to make another application seeking compensation for cleaning or repair.

I grant the landlord Mr. R. a monetary award of \$1200.00 for unpaid October rent and I authorize him to retain the \$600.00 security deposit and \$200.00 pet damage deposit in reduction of the amount awarded. He will have a monetary order against the tenant for the remainder of \$400.00. Neither party claimed recovery of a filing fee.

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: December 06, 2017

Residential Tenancy Branch