



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF

Introduction

The landlord applies for a monetary award for unpaid rent, utilities owed and for cleaning and repair charges.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 1:30 p.m. on July 4, 2018 or at 3:30 p.m. on September 7, 2018. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord's representative Ms. K. and this arbitrator were the only ones who had called into this teleconference during that period.

Service of the application on the tenant was established as per the Interim Decision in this matter dated July 4, 2018.

The landlord seeks \$4200.00 in unpaid rent but has already obtained a monetary award for that money in an earlier proceeding.

The remainder of the claim seeks recovery of \$2020.00 for utilities, cleaning and repairs. The tenant acknowledged owing that money in a Security Deposit Refund document signed at the end of the tenancy.

The landlord's representative reports that the amounts consented to by the tenant at that time were only estimates and that the actual cost has come in at a lesser amount: \$1825.75.

I award the landlord the lesser amount of \$1825.75 plus recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$700.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$1225.75.

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: September 07, 2018

Residential Tenancy Branch