



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SKYLINE LIVING  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC, FF

### Introduction

The landlord applies for a monetary award for \$475.00 for the cost of cleaning the rental unit after the tenancy ended.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 1:30 o'clock p.m. on September 16, 2019. 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 Mr. R.S. and this arbitrator were the only ones who had called into this teleconference during that period.

Mr. R.S. demonstrated that the tenant had been served with the application and notice of this hearing by registered mail sent June 7, 2019. Canada Post records for the mail tracking number (shown on cover page of this decision) indicate the mail was delivered to the tenant on June 14, 2019.

On this evidence I find that the tenant has been duly served.

I have reviewed the inspection reports and the photos submitted by the landlord and I award the landlord \$475.00 as claimed, for the cost of cleaning the rental unit after the tenant returned possession. I also award the landlord recovery of the \$100.00 filing fee.

I authorize the landlord to retain the total award of \$575.00 from the \$770.00 security deposit it holds. I direct that the landlord repay the \$195.00 remainder of the security deposit, plus the \$250.00 pet damage deposit that it holds, to the tenant forthwith.

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 16, 2019

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Residential Tenancy Branch