



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

In the first application the landlords seek a monetary award for damage to the premises alleged to have been caused during this tenancy and for cleaning costs. They also seek to recover rent and a portion of a utilities bill.

In the second application the tenants seek to recover \$2500.00 of deposit money being held by the landlords after the end of this tenancy on June 14, 2019.

At hearing it was apparent that the landlords had failed to submit and provide the respondent tenants with a Monetary Order Worksheet or any other particularization of a) the items composing the claim, and b) the amount claimed for each item. As explained at hearing, a respondent cannot reasonably prepare to defend him or herself without those particulars.

Ms. E.S. for the landlords was given the option to have the landlord claim dismissed with leave to re-apply or to proceed today and restrict the claim to the two items for which particulars might arguably have been given, namely: carpet cleaning and the local government water bill. She chose the first alternative. As a result the landlords' application is dismissed with leave to re-apply.

As there is no application extant against the deposit money, the tenants are entitled to its return. They will have a monetary order in the amount of \$2500.00 plus recovery of

the \$100.00 filing fee for their application. The order will be against Mr. C.S. only, as the tenancy agreement shows he is the only landlord.

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: October 10, 2019

Residential Tenancy Branch