



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, OLC, FF

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* ("Act") for:

- authorization to obtain a return of all or a portion of their security deposit pursuant to section 38;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62; and
- authorization to recover the filing fee for its application from the landlord, pursuant to section 72.

The tenants are the applicants in this matter but chose not to participate in the teleconference or submit any documentation for this hearing. The landlord participated in the teleconference. As the tenants chose not call in, their application is dismissed in its entirety.

The landlord advised that the issue of the security deposit was already resolved between the two parties in that the landlord returned \$300.00 to the tenant and they retained \$175.00 for carpet cleaning, suite cleaning and blind and drape cleaning. The landlord advised that he does not seek anything further from the tenants and seeks to have the matter closed

Conclusion

The tenants' application is dismissed in its entirety without leave to reapply.

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 27, 2017

Residential Tenancy Branch