

Residential Tenancies Tribunal

Application 2025-0435-NL

Pamela Pennell
Adjudicator

Introduction

1. Hearing was called at 9:17 a.m. on 27-August-2025.
2. The applicant, [REDACTED], represented by [REDACTED], hereinafter referred to as "the landlord" attended by teleconference. [REDACTED], witness for the landlord was called into the hearing.
3. The respondent, [REDACTED] (tenant 1), hereinafter referred to as "the tenant" attended by teleconference. Respondents [REDACTED] (tenant 2) and [REDACTED] (tenant 3), hereinafter referred to as "the tenants" did not attend.

Preliminary Matters

4. Tenants 2 and 3 were not present at the hearing and I was unable to reach tenant 2 by telephone, however I left a voice message with the toll-free number. I was also unable to reach tenant 3 as one of the telephone numbers provided belonged to another person and the second number provided was out of service. This Tribunal's policies concerning notice requirements and hearing attendance have been adopted from the *Rules of the Supreme Court, 1986*. According to Rule 29.05(2)(a) respondents to an application must be served with claim and notice of hearing 10 clear days prior to the hearing date and, where the respondents fail to attend the hearing, Rule 29.11(1) states that the hearing may proceed in the respondent's absence so long as they have been properly served. The landlord submitted 3 affidavits with his application stating that he had served the tenants with the notice of hearing electronically by email on 30-May-2025 (LL#1). The landlord submitted proof of service (LL#2). In accordance with the *Residential Tenancies Act, 2018*, this is good service.
5. There was a fixed term rental agreement which commenced on 1-August-2023. Tenant 1 vacated the unit on 11-April-2024 and tenants 2 and 3 vacated the unit on 31-May-2024. Rent was \$2000.00 per month, due on the 1st day of each month. A security deposit of \$1380.00 was paid on 8-August-2023 and is in the landlord's possession.
6. The rental ledger has an error showing the total outstanding rent to be short by \$100.00. I accept this to be a clerical error and allowed the landlord to submit a revised ledger.

The applicant's claim for rent and late fees paid has increased from \$1540.00 as per the application to \$1640.00

Issues before the Tribunal

7. The landlord is seeking:
 - Rent & late fees paid \$1640.00
 - Compensation paid for damages \$3497.05
 - Other \$6000.00
 - Hearing expenses \$20.00
 - Security deposit applied against monies owed \$1380.00

Legislation and Policy

8. The jurisdiction of the Director of Residential Tenancies is outlined in Sections 46 and 47 of the *Residential Tenancies Act, 2018*.
9. Also, relevant and considered in this decision are the following sections of the *Residential Tenancies Act, 2018*: Section 14: Security deposit and Section 15: Fee for failure to pay rent. Also, relevant and considered in this decision are the following sections of the *Residential Tenancies Policy Manual*: Section 9-3: Claims for damages to rented premises, Section 9-5: Depreciation and life expectancy of property and Section 12-1: Recovery of costs.

Issue # 1: Rent paid & late fees \$1640.00

Relevant Submission

10. The landlord testified that rent and late fees are outstanding in the amount of \$1640.00 and he is seeking payment in full. The landlord submitted a copy of a rental ledger to support the claim (LL#3). See copy of rental ledger below:

01-Aug-23	August Rent	\$1850	-\$1850	\$0
01-Sep-23	September Rent	\$1850	-\$1850	\$0
01-Oct-23	October Rent	\$1850	\$0	\$1850
03-Oct-23	Payment		-\$1850	\$0
01-Nov-23	November Rent	\$1850	\$0	\$1850
02-Nov-23	Payment		-\$1850	\$0
01-Dec-23	December Rent	\$2000	\$0	\$2000
04-Dec-23	Payment		-\$2000	\$0
01-Jan-24	January Rent	\$2000	\$0	\$2000
04-Jan-24	Late fee charge	\$60	\$0	\$2060
05-Jan-24	Payment		-\$2060	\$0
01-Feb-24	February Rent	\$2000	-\$2000	\$0
01-Mar-24	March Rent	\$2000	-\$1340	\$660
02-Mar-24	Late fee charge	\$20	\$0	\$680
04-Mar-24	Payment		-\$680	\$0
01-Apr-24	April Rent	\$2000	\$0	\$2000
02-Apr-24	Payment		-\$2000	\$0
01-May-24	May Rent	\$2000	\$0	\$2000
06-May-24	Payment		-\$630	\$1370
08-May-24	Payment		-\$350	\$1020
31-May-24	Late fee charge (31 days @ \$20 per day as noted in lease)	\$620	\$0	\$1640

Landlord's and Tenant's Positions

11. The landlord testified that a portion of the \$2000.00 rent payment due for the month of May was paid on 6-May in the amount of \$630.00 and a portion was paid on 8-May in the amount of \$350.00 leaving a balance of \$1020.00 in outstanding rent. The landlord also testified that there are outstanding late fees in the amount of \$620.00 and he is seeking payment in full. Tenant 1 did not dispute that a portion of the rent may be in arrears for the month of May, however he testified that the \$630.00 payment on 6-May was his share of the rent.
12. The landlord is also seeking \$20.00 per day for late fees as per paragraph 1 of the rental agreement and he submitted a copy of the rental agreement to support the claim (LL#4).

Analysis

13. Section 15 of the *Residential Tenancies Act, 2018* states:

Fee for failure to pay rent

15. (1) Where a tenant does not pay rent for a rental period within the time stated in the rental agreement, the landlord may charge the tenant a late payment fee in an amount set by the minister.

14. *Residential Tenancies Policy 12-1; Recovery of Fees: Filing, Costs, Hearing Expense, Interest, Late Payment and NSF* states:

Late payment fee:

A tenant is responsible to pay the landlord the full rent on the day the rent is due. If the rent is not paid on time, the landlord may charge the tenant a late payment fee of \$5.00 for the first day the rent is in arrears and \$2.00 for each additional day that the rent remains unpaid in any consecutive number of rental periods to a maximum of \$75.00.

15. Non-payment of rent is a violation of the rental agreement. Rent is required to be paid by a tenant(s) during the use or occupancy of a residential premises. I accept the landlord's testimony and rental ledger which shows that rent and late fees are outstanding. I also accept the testimony of tenant 1 that his portion of the rent is paid in full, however there was a joint tenancy which means that all 3 tenants are responsible for the payment of rent and as such, I find that the tenants are responsible for the outstanding rent and late fees.
16. I accept the landlord's submission that the *Statue* does not state that a landlord and tenant(s) cannot agree to a different amount to be charged for late fees, however when this tribunal has to deal with late fee charges, the *Act* will always supersede any rental agreement. In accordance with Section 15 of the *Act* and Sec 12-1 of the *Policy* as stated above, I find that the agreement between the landlord and the tenants to pay a \$20.00 late fee per day contravenes the *Act* and as such, the rental ledger shall be amended to reflect proper late fee charges. See copy of partial amended rental ledger below:

January 1, 2024	rent due	\$2,000.00	\$2,000.00
January 5, 2024	Payment	-\$2,060.00	-\$60.00
January 5, 2024	Late fees	\$9.00	-\$51.00
February 1, 2024	Rent due	\$2,000.00	\$1,949.00
February 1, 2024	Payment	-\$2,000.00	-\$51.00
March 1, 2024	Rent due	\$2,000.00	\$1,949.00
March 1, 2024	Payment	-\$1,340.00	\$609.00
March 4, 2024	Payment	-\$680.00	-\$71.00
March 4, 2024	Late fees	\$7.00	-\$64.00
April 1, 2024	Rent due	\$2,000.00	\$1,936.00
April 2, 2024	Payment	-\$2,000.00	-\$64.00
April 2, 2024	Late fees	\$5.00	-\$59.00
May 1, 2024	rent due	\$2,000.00	\$1,941.00
May 6, 2024	Payment	-\$630.00	\$1,311.00
May 8, 2024	Payment	-\$350.00	\$961.00
May 31, 2024	Late fees	\$75.00	\$1,036.00

17. I find that outstanding rent and late fees combined equate to a balance of \$1036.00 for the period of January 1–May 31, 2024.

Decision

18. The landlord's claim for rent paid and late fees succeeds in the amount of \$1036.00.

Issue # 2: Compensation paid for Damages \$3497.05

Relevant Submission

19. The landlord testified that there were damages / losses to the unit, and he is seeking \$3497.05 to cover the costs. The landlord submitted a copy of a damages ledger to support the claim (LL#5). See breakdown of damages ledger below:

Damages Ledger 2025-0435-NL		
Damages / losses	Amount	Total
Paint and Plaster costs	\$2,378.54	\$2,378.54
Tub repairs costs	\$316.25	\$2,694.79
Miscellaneous (fan, drain and door repairs)	\$400.00	\$3,094.79
Side lock for garage door	\$20.45	\$3,115.24
Carpet cleaning	\$218.50	\$3,333.74
New door	\$163.30	\$3,497.04

Landlord's and Tenant's Positions

20. The landlord testified that there were damages / losses to the unit, and he submitted a property condition report dated 6-August-2023 to show the condition of the unit prior to the tenancy (LL#6). The landlord also submitted various photographs taken at the end of the tenancy to support the claim and he called a witness into the hearing to corroborate his testimony. Tenant 1 disputed some of the claims and testified that the property was in good condition when he vacated on the 11-April-2024 and he submitted a copy of 2 separate videos to show the condition of the unit prior to his departure to support his testimony (TT#1). The landlord's and tenant's positions on each item are as follows:

Item # 1: Paint and plaster costs (\$2378.54) – The landlord testified, and his witness corroborated the testimony that most of the unit needed to be painted which included the living room, hallway and stairway areas plus 2 bedrooms. The landlord testified that the lower ground bedroom had strings of LED lights attached down the corners of the walls and around the perimeter of the ceiling and he stated that the removal of the lights caused damage to the walls which required repair / plaster work. The landlord also testified that the upper front bedroom needed painting due to a strong smoke odor and the ceiling in that bedroom and ensuite needed repair / plaster work and painting. The landlord stated that as some of the work needed to be done due to damages caused by the tenants, most of the painting in the common area was required due to the overpowering odor of cigarette smoke that lingered throughout the unit. The landlord testified that the ventilation system had been tampered with and blocked which contributed to the lingering of the smoke odor within the unit and the electricity to the unit had been cut when he took possession which he stated also contributed to the lingering odor. The landlord is seeking \$478.54 for the cost of materials and \$1900.00 for the cost of labor to have the work completed. The landlord submitted a photograph of a dirty ashtray found in the kitchen common area and photographs of the walls and ceilings to support the claim (LL#7). The landlord also submitted copies of receipts from *Dulux Paints* and [REDACTED] - Contractor to support the claim (LL#8).

Tenant 1 disputed that the unit needed to be painted due to a severe smoke odor as he stated that while he resided at the unit, there was never anyone smoking there and he reiterated that he left on 11-April which is a short period of time to justify a severe buildup of smoke residue in the unit. Tenant 1 did not dispute that his bedroom had strings of LED lights attached to the walls, however he disputed that the entire bedroom would need to be painted due to the lights and he stated that a touch up job would have been sufficient. Tenant 1 did not dispute that there may have been damages to the walls and ceilings of the upper front bedroom and ensuite as he stated that he never entered that area of the house.

Item # 2: Tub repair costs (\$316.25) – The landlord testified, and his witness corroborated the testimony that there was damage to 2 bathtubs which required specialized services to complete repairs. The landlord described the damage to the bathtub in the lower floor ensuite to have a gash which was most likely caused by a large impact, and he described the damage to the second bathtub located in the upper floor front bedroom ensuite to have multiple cigarette burns. The landlord referred back to the condition premises report completed in August 2023 at which time there was no listed damages to the bathtubs (LL#6), and he stated that he is seeking \$316.25 for the costs to have both bathtubs repaired. The landlord submitted photographs of the bathtubs (LL#9) and a copy of a receipt from [REDACTED] (LL#10) to support the claim.

Tenant 1 did not dispute that there may have been damage to the bathtub in the upper floor front bathroom as he never used or entered that bathroom, nor did he dispute that there was damage to the lower floor bathtub as that was his ensuite, however he testified that the damage to his bathtub was there when he moved into the unit.

Item # 3: Miscellaneous - fan, drain and door (\$400.00) – The landlord testified, and his witness corroborated the testimony that there were additional damages to the unit such as a ceiling fan in the upper front bedroom ensuite that was nonfunctional and needed to be repaired due to tampering with, a drain assembly in the laundry room which had been taken apart and put back incorrectly causing water damage and a drain assembly in the upper floor front bedroom ensuite that had been tampered with and was severely clogged. The landlord also testified that a new door to the laundry room needed to be installed as it was missing. The landlord is seeking \$400.00 in total for the costs to

have the work completed. The landlord submitted photographs to support the claim (LL#11) and a copy of a receipt from [REDACTED] - Contractor (LL#12).

Tenant 1 did not dispute that the damages occurred as it was evident in the landlord's exhibits, nor did he dispute that it would cost \$400.00 to have the necessary work completed.

Item # 4: Side lock for garage door (\$20.45) – The landlord testified that the power was cut to the unit, and the garage door was unsecured when he took possession of the unit, and the side lock mechanism had been tampered with and was broken. The landlord is seeking \$20.45 for the cost to replace the lock mechanism. The landlord submitted a photograph of the garage door area (LL#13) and a copy of a receipt from *Home Depot* (LL#14) to support the claim.

Tenant 1 did not dispute that there were times when the garage door lock mechanism did not work, and he did not dispute the landlord's claim to replace the lock mechanism.

Item # 5: Carpet cleaning (\$218.50) - The landlord testified, and his witness corroborated the testimony that the carpet on 2 stairwells needed to be cleaned due to the overpowering lingering odor of cigarette smoke in the unit and he is seeking \$218.50 to cover the cost to have the carpet cleaned. The landlord submitted a copy of a receipt from the *Carpet Clinic* (LL#15) to support the claim.

Tenant 1 disputed that the carpet on the stairwells needed to be professionally cleaned due to a severe smoke odor as he stated that while he resided at the unit, there was never anyone smoking there and he reiterated that he left on 11-April which is a short period of time to justify a severe buildup of smoke residue in the carpets.

Item # 6: Door (\$163.30) – The landlord testified that the interior door leading to the laundry room was missing and most likely had been placed as a bedroom door to the upper floor front bedroom and he testified that the original door belonging to the bedroom was found in the garage damaged. The landlord is seeking \$163.30 to cover the cost of the interior door. The landlord submitted a photograph of the damaged door (LL#16) and a copy of a receipt from the *Home Depot* (LL#17) to support the claim. Tenant 1 did not dispute that the damage to the door existed as it was evident in the landlord's exhibit, nor did he dispute that it would cost \$163.30 to replace the door.

Analysis

21. In accordance with *Residential Tenancies Policy* 9-3, the applicant is required to show:

- *That the damage exists;*
- *That the respondent is responsible for the damage, through a willful or negligent act;*
- *The value to repair or replace the damaged item(s)*

22. Based on the testimony of both the landlord, his witness and tenant 1 and the exhibits entered into evidence, each item is analyzed as follows:

Item # 1: Paint and plaster costs (\$2378.54) – Based on the landlord's testimony and the testimony of his witness and based on the exhibits entered into evidence and in accordance with Section 9-3 of the *Policy* as stated above, I accept that the landlord was able to show that the physical damage to the walls and ceilings existed and that the tenants were responsible for the damage. The landlord was unable to show that there was a lingering odor of smoke in the unit, however I accept the landlord's testimony and the testimony of his witness that there was a lingering odor of cigarette smoke in the

unit. I accept that tenant 1 did not smoke in the unit himself, however I do not accept his testimony that there was not an odor of cigarette smoke in the unit and given the photograph of the ashtray in the common area and given that the ventilation system was tampered with and blocked, I find that the tenants are responsible for the cost to paint and plaster the areas sought by the landlord.

The landlord was also able to show the cost of materials and labor to complete the work and I asked the landlord when the last time was that the unit was painted, and he responded that it was last painted approximately 8 years ago. In accordance with Section 9-5: Depreciation and life expectancy of property, interior paint lasts approximately 15 years and plaster work on ceilings last a lifetime. As 53% of the paint's life span is used, approximately 47% of the paint's life cycle remains and as such, I find that the tenants are responsible for 47% of the cost of the paint for the walls and the ceilings in the amount of \$224.91 ($478.54 \times 47\%$).

With regards to the labor costs, one invoice shows the cost to paint the walls in the common area in the amount of \$700.00. I find that the tenants are responsible for the cost of labor to paint that area at 47% for a total of \$329.00 ($\$700 \times 47\%$). As for the second invoice of \$1200.00, I find that the tenants are responsible for the total cost to repair and paint the ceilings and the damaged bedroom walls. In conclusion, I find that the tenants are responsible for the cost to paint and repair the walls and the ceilings plus the labor costs associated in the amount of \$1753.91.

Item # 2: Tub repair costs (\$316.25) – Based on the landlord's testimony and the testimony of his witness and based on the exhibits entered into evidence and in accordance with Section 9-3 of the *Policy* as stated above, I accept that the landlord was able to show that the damage existed to the bathtubs and he was able to show that the tenants were responsible for the damage. The landlord was also able to show the cost to repair the tubs and for those reasons, I find that the tenants are responsible for the cost to repair the bathtubs in the amount of \$316.25.

Item # 3: Miscellaneous - fan, drain and door (\$400.00) – Based on the landlord's testimony and the testimony of his witness and based on the exhibits entered into evidence and in accordance with Section 9-3 of the *Policy* as stated above, I accept that the landlord was able to show that the damage existed to the fan, the drains and the door and that the tenants were responsible for the damages. The landlord was also able to show that cost of labor to have the repairs completed and for those reasons, I find that the tenants are responsible for the cost of labor for the repair work in the amount of \$400.00.

Item # 4: Side lock for garage door (\$20.45) – As tenant 1 did not dispute the landlord's claim for the cost to replace the side lock for the garage door, I find that the tenants are responsible for the cost to replace the lock in the amount of \$20.45.

Item # 5: Carpet cleaning (\$218.50) – Based on the decision that there was cigarette smoking in the unit and based on the fact that the ventilation system had been tampered with and blocked, I find that it is reasonable to expect that the carpet on the stairwells would have been impacted by the smoke and for that reason, I find it is reasonable to expect that the carpets would need to be professionally cleaned. The landlord was able to show the cost to have the carpets cleaned and for that reason, I find that the tenants are responsible for the cost to clean the carpets in the amount of \$218.50.

Item # 6: Door (\$163.30) – As tenant 1 did not dispute the damage to the door, nor did he dispute the landlord's claim for the cost to replace the door, I find that the tenants are responsible for the cost to replace the door in the amount of \$163.30.

Decision

23. The landlord's claim for compensation paid for damages succeeds in the amount of \$2872.41.

Issue # 3: Other \$6000.00

Landlord's and Tenant's Positions

24. The landlord stated that in addition to the damages as sought above, he is seeking an additional \$6000.00 in compensation to cover the cost of his time and self-labor to complete the necessary work to remediate the unit and get it back to a state where he could re-rent it and for the loss of rental income for the months of June and July while repairs were being completed. The landlord submitted a letter outlining his reasons for the claim (LL#18). The landlord's and tenant's positions on both items are as follows:

Item # 1: Self-Labor (\$2000.00) – The landlord testified that it took him 80 hours of his time to clean and remediate the unit, and to transport abandoned property and garbage from the unit. The landlord stated that he had to take annual leave from his place of work for the period of June 1-4 and again from June 11-16 at which time he worked full days at the unit. The landlord testified that he made 3 trips to drop off abandoned property to tenant 2 and another 3 trips to the landfill with garbage. The landlord testified, and the witness corroborated the testimony that the unit needed a very deep clean especially the bathrooms as the toilets and bathtubs were extremely dirty and there was glue surrounding the edge of one bathtub which needed to be removed, the stove was dirty and damaged and the refrigerator had an abundance of thawed food in the freezer department that needed to be removed and then cleaned. The landlord testified that the doors, windows and light fixtures had a heavy presence of grease and grime which took time to remove, and he submitted photographs to support the claim (LL#19). The landlord is seeking \$25.00 per hour for his time which equates to \$2000.00 (80 hrs x \$25).

Tenant 1 did not dispute that the landlord would need to complete work to restore the unit, however he disputed that it would take 80 hours to complete the work, and he also stated that the reason why there was so much work to be completed was because the landlord had not maintained the unit for many years. Tenant 1 stated that he is questioning whether or not everything done by the landlord would have been the responsibility of the tenants.

Item # 2: Loss of rental income (\$4000.00) - The landlord testified that he incurred a loss of rental income for a 2-month period after the tenancy ended due to the condition of the unit and the time it took to get the unit ready to rent again. The landlord stated that the unit was ready to view on 15-July and he stated that he decided to rent the unit as an *Air B&B* commencing 1-August and he is seeking to be paid for his loss of rental income in the amount of \$4000.00 for the months of June and July 2024.

Tenant 1 did not dispute that some work needed to be completed, however he disputed that it would take 2 months to get the unit ready to re-rent and he stated that if the unit was ready to view on 15-July and the landlord decided to rent the unit as an *Air B&B* then he really did not have to incur any loss after the 15-July. Tenant 1 also pointed out that the house could have been ready to rent as an *Air B&B* without access to the upper front bedroom which most likely was the room holding things up.

Analysis

25. Based on the testimony of the landlord, his witness and tenant 1 and the exhibits entered into evidence, each item is analyzed as follows:

Item # 1: Self-Labor (\$2000.00) – I accept the testimony of the landlord that it took time to get the unit back to a state where he could re-rent it again and I accept his testimony that he availed of 9 days of his annual leave from his workplace to deal with all the issues at the unit, however as the landlord did not do any of the painting and repair work himself, he did not complete any of the miscellaneous maintenance work as listed above and he did not personally clean the carpets, I find that this leaves the landlord with the duties of cleaning the unit, removing the abandoned personal property and making the 3 dump runs. Based on the exhibits entered into evidence, I agree with tenant 1 that it did not take the landlord 80 hours to complete this work. I find that it is reasonable to expect that it would take 3 days to clean the unit, and another day to make the trips to the landfill and drop off abandoned personal belongings. For those reasons, I find that the tenants are responsible for 40 hours of self-labor at the allowable rate of \$24.00 per hour for a total of 960.00.

Item # 2: Loss of rental income (\$4000.00) – I accept the testimony of the landlord that it took time to get the unit back to a state where he could rent it again and secure rental income and I agree with tenant 1 that it would not take 2 months to complete the work. The landlord testified that the unit was ready for viewing on 15-July-2024 and he also testified that he listed the unit on *Air B&B* which I understand to mean that he could have had the property booked for rental income effective 15-July. For those reasons, I find that the tenants are responsible for the loss of rental income in the amount of \$3000.00 for the period of June 1–July 15.

Decision

26. The landlord's claim for "Other" succeeds in the amount of \$3960.00.

Issue # 4: Hearing expenses \$20.00

Analysis

27. The landlord paid an application fee of \$20.00 to *Residential Tenancies* and submitted a copy of the receipt to support the claim (LL#20). In accordance with Section 12-1 of the *Residential Tenancies Policy Manual*, claimable costs may include the filing fee. As the landlord's claims have been successful, I find that the tenants are responsible for the hearing expenses.

Decision

28. The landlord's claim for hearing expenses succeeds in the amount of \$20.00.

Issue # 5: Security deposit applied against monies owed \$1380.00

Analysis

29. Section 14 of the *Residential Tenancies Act, 2018* states:

Security deposit

14. (8) A security deposit is not an asset of the landlord but is held by the landlord in trust and may be used, retained or disbursed only as provided in this section.

- (9) *Not later than 10 days after the tenant vacates the residential premises, the landlord shall return the security deposit to the tenant unless the landlord has a claim for all or part of the security deposit.*
- (10) *Where a landlord believes he or she has a claim for all or part of the security deposit,*
 - (a) *the landlord and tenant may enter into a written agreement on the disposition of the security deposit; or*
 - (b) *the landlord or the tenant may apply to the director under section 42 to determine the disposition of the security deposit.*
- (11) *Where a tenant makes an application under paragraph (10)(b), the landlord has 10 days from the date the landlord is served with a copy of the tenant's application to make an application to the director under paragraph (10)(b).*

30. The landlord's claim for losses has been successful as per paragraphs 18, 23, 26 and 28 above, and as such I find that the landlord's claim to have the security deposit applied against monies owed succeeds. Pursuant to the *Residential Tenancies Act, 2018* the landlord must pay interest on a security deposit to a tenant for the entire period that the landlord has had the security deposit. The interest is calculated as simple interest and is not compounded. The annual interest rate for 2023 was 0% and is currently 1% for 2024-2025.

Decision

31. The landlord's claim to have the security deposit applied against monies owed succeeds.

Summary of Decision

32. The tenants shall pay the landlord \$6485.54 as follows:

Rent & late fees paid	\$1036.00
Compensation for damages	2872.41
Other.....	3960.00
Hearing expenses	20.00
Less: security deposit & interest.....	1402.87
 Total	 \$6485.54

September 10, 2025

Date



Pamela Pennell, Adjudicator
Residential Tenancies Office