

Deposit dispute

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From: Jordan Avery <jordan.avery@example.com>
To: Pat Morrison <pat.morrison@maplegroverentals.example>
Date: 2025-03-03 09:14 -0800
Subject: Damage deposit return - 214 Maple Grove

Hi Pat,

We handed back the keys to 214 Maple Grove on February 28 and left the unit clean. Please return the \$1,200 damage deposit to the forwarding address I gave you.

Let me know if you need anything from me.

Thanks, Jordan

From: Pat Morrison <pat.morrison@maplegroverentals.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-03-04 16:42 -0800
Subject: Re: Damage deposit return - 214 Maple Grove

Jordan,

There was damage to the carpet and a broken blind, so I am keeping the deposit to cover the repairs.

Regards, Pat

From: Jordan Avery <jordan.avery@example.com>
To: Pat Morrison <pat.morrison@maplegroverentals.example>
Date: 2025-03-12 10:05 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Pat,

I dispute that. The carpet was already worn when I moved in, and we noted it on the move-in inspection report. Please send me an itemized list of the deductions, photos of the damage you are claiming, and copies of any repair invoices.

Jordan

From: Pat Morrison <pat.morrison@maplegroverentals.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-03-20 11:30 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Jordan,

I will get the receipts together when I have time. The carpet replacement was \$700 and the blind was \$90.

Pat

From: Jordan Avery <jordan.avery@example.com>
To: Pat Morrison <pat.morrison@maplegroverentals.example>
Date: 2025-04-02 08:20 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Pat,

It has been three weeks and I still have not received the itemized statement, photos, or invoices I asked for. Under the Residential Tenancy Act a landlord must return the deposit or file a claim within 15 days of the end of the tenancy.

Please return the full \$1,200 by April 9, or I will apply for dispute resolution.

Jordan

From: Pat Morrison <pat.morrison@maplegroverentals.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-04-11 14:55 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Jordan,

I disagree, but I do not want the hassle of a hearing. I will send \$600 as a compromise.

Pat

From: Jordan Avery <jordan.avery@example.com>
To: Pat Morrison <pat.morrison@maplegroverentals.example>
Date: 2025-04-12 10:18 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Pat,

I don't accept \$600. The carpet wear and the blind were recorded on the move-in report, and I still haven't received any invoices. I've applied for dispute resolution and will let that process decide.

Jordan

From: Tenancy Dispute Resolution Service <noreply@tenancy-disputes.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-04-14 09:00 -0700
Subject: Application received - File 2025-04418 (214 Maple Grove)

Dear Jordan Avery,

We have received your application for dispute resolution.

File number: 2025-04418 Rental unit: 214 Maple Grove Respondent: Pat Morrison Claim: return of damage deposit (\$1,200)

You will receive a notice of hearing by email.

Tenancy Dispute Resolution Service This is an automated message. Please do not reply.

From: Pat Morrison <pat.morrison@maplegroverentals.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-04-30 17:25 -0700
Subject: Re: Damage deposit return - 214 Maple Grove

Jordan,

Here are the invoices you asked for.

Pat

Attachment: Invoice_carpet_replacement.pdf (2 KB · application/pdf)

Cedarline Flooring - Invoice CF-2291

Date: April 28, 2025

Bill to: Pat Morrison

Site: 214 Maple Grove

Carpet removal and replacement, living room \$700.00

Total due: \$700.00

Attachment: Invoice_blind_replacement.pdf (2 KB · application/pdf)

Brightway Window Coverings - Invoice BW-0817

Date: April 29, 2025

Bill to: Pat Morrison

Site: 214 Maple Grove

Replace bedroom window blind \$90.00

Total due: \$90.00

From: Tenancy Dispute Resolution Service <noreply@tenancy-disputes.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-05-01 09:00 -0700
Subject: Notice of hearing - File 2025-04418 (214 Maple Grove)

Dear Jordan Avery,

A hearing has been scheduled for your application.

File number: 2025-04418 Rental unit: 214 Maple Grove Date and time: Thursday, June 5, 2025 at 10:00 a.m.

Format: telephone conference

Submit your evidence at least 7 days before the hearing (by May 29, 2025). A calendar invitation is attached.

Tenancy Dispute Resolution Service

Attachment: Hearing_2025-04418.ics (307 B · text/calendar)

Attachment contained no extractable text.

From: Tenancy Dispute Resolution Service <noreply@tenancy-disputes.example>
To: Jordan Avery <jordan.avery@example.com>
Date: 2025-05-15 09:00 -0700
Subject: Reminder: evidence deadline May 29 - File 2025-04418 (214 Maple Grove)

Dear Jordan Avery,

This is a reminder that your hearing is in three weeks, on June 5, 2025. Evidence must be submitted by May 29, 2025.

Organize your documents, emails, and photos in date order and label each one.

Tenancy Dispute Resolution Service
