



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MND, MNSD, & FF

### Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on February 20, 2009, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for monetary order for \$1324.24, and a request to retain the full security deposit plus interest towards this claim

### Background and Evidence

The landlord testified that:

- The tenants failed to do any cleaning when they vacated and they also left a large amount of garbage behind.
- The tenants also failed to return one set of keys and the entry fob, and as a result the landlord had to have the locks re-keyed and the fob replaced.

- The tenants also left the glass stove top with the glass cracked and as a result it had to be replaced.

The landlords are therefore asking for the following:

|                                     |           |
|-------------------------------------|-----------|
| carpet cleaning                     | \$78.75   |
| Common area key replacement         | \$10.00   |
| Garbage disposal and painting costs | \$378.00  |
| Re-keying suite Key                 | \$48.15   |
| Fob replacement                     | \$50.00   |
| Stovetop replacement                | \$599.34  |
| Filing fee                          | \$50.00   |
| Total                               | \$1374.24 |

The landlord is asking for an order to retain the full security deposit plus interest towards the above claim and that a monetary order be issued for the difference.

## Analysis

It is my finding that the landlord has shown that the tenant left the rental unit in need of substantial cleaning, garbage removal, repairs, and painting.

I also accept the landlord's testimony that one set of keys and the key fob were not returned.

I therefore allow the landlord's full claim.

## Conclusion



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I've allowed the landlord's full claim of \$1374.24. I therefore order that the landlord(s) may retain the full security deposit plus interest:

**\$ 684.71**

I further Order that the Respondent(s) pay to the applicants the following amount:

**\$ 689.53**

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: May 04, 2009.

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Dispute Resolution Officer