



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MNSD, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain part of the security deposit in satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on March 27, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord testified that the tenancy began on or about November 1, 2009 and ended on or about February 28, 2009. The tenants paid a \$375.00 security deposit at the outset of the tenancy and during the tenancy were required to pay 40% of the utilities. The landlord testified that the tenants failed to pay utilities in the amount of \$86.21 and entered into evidence copies of the B.C. Hydro and Terasen Gas bills. The landlord further testified that the tenants failed to clean the carpets at the end of the tenancy and that the landlord had to pay \$80.00 to have carpets cleaned. The landlord further testified that the tenants failed to return the keys to the rental unit, requiring the landlord to purchase new locks at a cost of \$43.99. The landlord further testified that the tenants left a large hole in a door, which the landlord paid \$60.00 to repair.

Analysis

I accept the undisputed testimony of the landlord and find that the tenants are liable for \$86.21 in utilities, \$80.00 for carpet cleaning, \$43.00 for lock replacement and \$60.00 for the door repair. The landlord is also entitled to recover the \$50.00 filing fee paid to bring this application. I award the landlord a total of \$319.21.

I order that the landlord retain \$319.21 from the deposit and interest of \$375.94 in full satisfaction of the claim and I order the landlord to return the balance of \$56.73 to the tenants forthwith. I grant the tenants an order under section 67 for \$56.73. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

The landlord may retain \$319.21 from the security deposit and is ordered to return the balance of \$56.73 to the tenants.

Dated June 22, 2009.
