

DECISION

Dispute Codes: MND, MNR, MNSD, FF

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit and the key deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on June 15, 2009, the tenants did not participate in the conference call hearing.

On June 25, 2007, the landlord collected a security deposit from the tenants in the amount of \$450.00. The tenancy began on August 1, 2007. Rent in the amount of \$933.00 was payable in advance on the first day of each month. The tenants moved out of the unit on April 12, 2009 without giving the required notice to end tenancy.

The landlord is claiming the following loss of income and costs incurred in addressing the damages.

Loss of income for May	\$ 933.00
Carpet cleaning	\$ 113.00
Drape cleaning	\$ 96.00
Unreturned key	\$ 25.00
Total	\$1167.00

The landlord submitted a document in which one of the tenants had agreed 1) to the landlord's claim as stated above and 2) for the landlord to deduct \$1167.00 from their security deposit. Based on the above, I find that the landlord has proven her claim and the tenants' agreement for her to retain the claimed amount

of \$1167.00 from the security deposit. The landlord added that on July 31, 2007, she also collected a key deposit from the tenants in the amount of \$75.00. The landlord requested to also retain this amount. I find the landlord's request to be reasonable and therefore allow this amount to be retained by the landlord.

Based on the above, I find that the landlord has established a total claim of \$1167.00. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the security deposit and interest of \$460.32 and the key deposit of \$75.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$681.68. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated August 19, 2009.