



# Dispute Resolution Services

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

## **Decision**

**Dispute Codes:** MND, MNDC, MNSD, FF

## **Introduction**

This hearing dealt with the landlord's application for a monetary order as compensation for costs for cleaning, compensation for repairs to damage and loss under the Act, retention of the security deposit, and recovery of the filing fee. The landlord's agent participated in the hearing and gave affirmed testimony. Despite being served by way of registered mail with the application for dispute resolution and notice of hearing, the tenant did not appear.

## **Issues to be decided**

- Whether the landlord is entitled to any or all of the above

## **Background and Evidence**

Pursuant to a written residential tenancy agreement, the term of tenancy was from August 1, 2008 to January 31, 2009. Thereafter, tenancy was to continue on a month-to-month basis. Rent in the amount of \$625.00 was payable on the first day of the month, and a security deposit of \$312.50 was collected on July 17, 2008.

By letter dated April 27, 2009, the tenant informed the landlord of his intent to vacate the unit at the end of April 2009, which he did. New tenants were found effective May 1, 2009. In short, the landlord seeks compensation for costs incurred to make the unit suitable for new renters following the departure of the tenant.

## **Analysis**

Based on the documentary evidence and undisputed testimony of the landlord's agent, I find that the landlord has established a claim of \$833.95. This is comprised as follows:

\$ 75.00 – general cleaning in the unit

\$127.05 – carpet cleaning

\$ 30.00 – cleaning of window coverings

\$ 22.50 – repair to holes in walls

\$ 15.85 – key replacement

\$513.55 – replacement of door frame

\$ 50.00 – filing fee

Total: \$833.95

I order that the landlord retain the security deposit of \$312.50 plus interest of \$2.15, and I grant the landlord a monetary order under section 67 of the Act for the balance owed of \$519.30 (\$833.95 - \$314.65).

## **Conclusion**

Pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlord in the amount of **\$519.30**. This order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: August 26, 2009

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Dispute Resolution Officer