

Dispute Resolution Services

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

Decision

Dispute Codes: MND, MNSD, 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 June 18, the tenant 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 tenant failed to adequately clean the rental unit at the end of the tenancy and that the rental unit required painting. The landlord provided evidence that it took 8 hours at a cost of \$120.00 to clean the rental unit and testified that the cleaning materials cost \$24.00. The landlord provided evidence that the labour for painting the unit was \$150.00 and testified that the materials cost \$52.50. The landlord originally made a claim to recover the cost of GST but withdrew that claim at the hearing.

Analysis

I accept the undisputed testimony of the landlord and I find that the landlord is entitled to recover \$396.50 which represents \$120.00 for cleaning, \$24.00 for cleaning materials, \$150.00 for painting labour, \$52.50 for painting materials and the \$50.00 filing fee paid to bring this application. I order that the landlord deduct \$396.50 from the \$509.83 security deposit and interest and I order the landlord to return the balance of \$113.33 to the tenant forthwith.

Conclusion

The landlord may deduct \$396.50 from the security deposit and is ordered to return the balance of \$113.33 to the tenant.

Dated September 25, 2009.