



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes                      MND, MNR, MNSD, O, 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 October 22, 2010, and successfully delivered & signed for on October 27, 2010, 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

Originally the applicants applied for a monetary order of \$2650.00, however they subsequently reduce that claim to \$2350.00. The applicants are requesting an order allowing them to keep the full security deposit of \$680.00 towards this claim and requesting a monetary order for \$1670.00 be issued.

### Background and Evidence

The applicants testified that:

- The tenant has failed to pay \$920.00 of August 2009 rent.
- The tenant has failed to pay \$1060.00 of September 2009 rent.
- The tenant owes an NSF cheque charge of \$20.00.
- When the tenant vacated she left extensive damage to a doorframe in the rental unit which cost \$100.00 to have repaired.



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- The tenant also left a large amount of furniture behind which has cost \$200.00 to remove and store.

The applicants are therefore requesting an order for \$2300.00 and are further requesting that the respondent bear the \$50.00 cost of the filing fee that was paid for this dispute resolution hearing, for a total claim of \$2350.00.

## Analysis

It is my decision that the applicants have established the full claim.

The tenant lived in the rental unit for all of August 2009 and the majority of September 2009 and therefore I allow the claims for outstanding August and September rent.

The landlord has also shown that there was significant damage to a doorframe in the rental unit and that the tenant left a significant amount of furniture behind when she vacated. I have therefore also allowed the claims for damages, and furniture removal and storage.

I also allow the landlords claim for the filing fee.

## Conclusion

I have allowed the landlords full claim of \$2350.00. I therefore order that the landlord may retain the full security deposit of \$680.00, and have issued a monetary order against the respondent in the amount of \$1670.00.

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: February 19, 2010.

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Dispute Resolution Officer