

Decision

Dispute Codes: MNR, MND, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order as compensation for unpaid rent / compensation for damage to the unit, site or property / retention of the security deposit / and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

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

Background and Evidence

Pursuant to a written tenancy agreement, the month-to-month tenancy spanned the period from March 1, 2008 to March 31, 2010. Subsidized monthly rent was \$489.00. A security deposit of \$450.00 was collected on February 14, 2008.

During the hearing the tenant testified that she does not dispute any aspect of the landlord's claim, which is as follows:

\$49.00: outstanding rent for March 2010

\$25.00: NSF fee

\$135.45: carpet cleaning at the end of tenancy

\$240.00: cleaning in the unit after the end of tenancy (12 hours x \$20.00 /hour)

\$572.47: combined cost of painting and wall repairs after the end of tenancy

\$50.00: filing fee

Total: \$1,071.92

Analysis

The full text of the Act, regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

Based on the documentary evidence and testimony of the parties, I find that the landlord has established a claim of \$1,071.92, as detailed above. I order that the landlord retain the security deposit of \$450.00, plus interest of \$5.94 (total: \$455.94) and I grant the landlord a monetary order under section 67 of the Act for the balance owed of \$615.98 (\$1,071.92 - \$455.94).

Conclusion

Following from the above and pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlord in the amount of \$615.98. Should it be necessary, this order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: August 11, 2010

Dispute Resolution Officer