



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This was an application by the landlord for an order for possession, a monetary order and an order to retain the security deposit. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not call in and did not participate although she was personally served with the application for dispute resolution and Notice of Hearing on July 12, 2010. The tenant moved out of the rental unit on July 21, 2010 and an order for possession is no longer required.

Issues(s) to be Decided

Is the landlord entitled to a monetary order and if so in what amount?

Background and Evidence

The tenancy began September 1, 2009. Monthly rent was \$1,300.00. The tenant paid a security deposit of \$650.00 on August 31, 2009.

The landlord served the tenant with a 10 day Notice to End Tenancy for unpaid rent by posting on June 30, 2010. The tenant did not dispute the Notice. She moved out on July 21, 2010.

The landlord testified that there are outstanding rental arrears of \$3,100.00 up to the end of July, 2010. The landlord also submitted documents supporting her claim for cleaning costs of \$300.00, garbage removal of \$65.00, lock and key replacement of

\$127.12, door and other repairs, \$224.00 and a heating bill of \$8.51. The landlord submitted an estimate for painting and labour of \$825.00 and an estimate for a window repair in the amount of \$250.00. She claimed a further \$128.67 for supplies.

Analysis and conclusion

On the uncontradicted evidence presented, the landlord is entitled to the amounts claimed for unpaid rent, for cleaning, garbage removal and repairs. I find that the claim for painting must be discounted to reflect normal wear and tear during the tenancy. I allow the claim for painting in the amount of \$500.00 only. The other claims are allowed as claimed. The total award to the landlord is the sum of \$4,703.30. the landlord is entitled to recover the \$50.00 filing fee for her application for a total award of \$4,753.30. I order that the landlord retain the security deposit in the amount of \$650.00 and I grant the landlord a monetary order under section 67 in the amount of \$4,103.30. This order may be registered in the Small Claims Court and enforced as an order of that court.