



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

**Dispute Codes:** MN, MNSD, FF

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67;
2. An Order to retain the security and/or pet deposit pursuant to Section 38; and
3. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenant was properly deemed served with the Application for Dispute Resolution hearing package sent by way of registered mail to the address provided by the tenant.

The tenant did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

### **Issue(s) to be Decided**

Whether the landlord is entitled to monetary order for compensation for damage and/or loss and whether the landlord is entitled to recovery of the filing fee paid for this application.

**Background and Findings**

The landlord submitted a condition inspection report signed by the tenant at move-out noting the damages, repairs and cleaning required. The landlord also submitted photographic evidence, receipts and an accounting of costs for repairs, replacement of broken items and cleaning of the rental unit at the end of this tenancy. Although the total expended by the landlord exceeded the sum claimed in this application the landlord testified that she has reduced her claim to the current balance of the security and pet damage deposits.

Based on the undisputed evidence of the landlord regarding the condition of the rental unit and the cost of repairs and cleaning, I find that the landlord is entitled to the sum claimed.

To that end I will allow the landlord to retain the pet and security deposit of \$775.00 plus the \$13.60 interest accrued to date for a total of \$788.60 in full satisfaction of her claim for a monetary award for compensation for damage and/or loss.

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