



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, MNSD

Introduction

This was an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the monetary award. the hearing was conducted by conference call. The landlord participated in the hearing. the tenant did not call in although she was served with the application and notice of hearing sent by registered mail to the forwarding address she gave to the landlord at the end of the tenancy.

Issues(s) to be Decided

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

Background and Evidence

The tenancy began on or about February 1, 2010. The tenant paid a security deposit of \$325.00 at the commencement of the tenancy. The tenant moved out in June without giving proper notice. She did not clean the rental unit and she abandoned belongings. The tenant's aunt attended the rental unit to retrieve some, but not all the tenant's belonging. Locks were broken to gain entry to the rental unit. The landlord provided an invoice for the cost of cleaning and painting in the amount of \$327.88 and a further statement of his costs and labour to replace a linoleum floor damaged by the tenant. Replace front and back door dead bolt assemblies and truck abandoned good and garbage to the dump. The amounts totalled \$415.78.

Analysis and Conclusion

I accept the landlord's testimony that the amounts claimed were expended to clean and repair the rental unit to return it to a rentable condition after the tenant moved out without proper notice. I allow the landlord's claim in the amount of \$743.66. The landlord is entitled to recover the \$50.00 filing fee paid for his application for a total award of \$793.66. I order that the landlord retain the deposit and interest of \$325.00 in partial satisfaction of the monetary award and I grant the landlord an order under section 67 for the balance of \$468.66. This order may be registered in the Small Claims Court and enforced as an order of that court.

Dated: November 22, 2010.
