



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNDC, MNR, MNSD

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant did not. The landlord presented evidence that the tenant was served with the application for dispute resolution and notice of hearing by registered mail on February 14, 2011. I found that the tenant had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to a monetary order for cleaning of the rental unit?

Is the landlord entitled to retain the security deposit?

Background and Evidence

The tenancy began on or about December 2005. Rent in the amount of \$670.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$335.00. The landlord testified that the tenant moved out on February 28, 2011. A move in and move out inspection was done by both parties and the tenant agreed to the following charges for cleaning of the rental unit; Cleaning and Maintenance \$132.00, Drapery Cleaning \$40.00, Carpet Cleaning \$184.80, and Hauling fee \$106.40. The landlord also provided documentary evidence to support his claim.

Analysis

I accept the landlord's undisputed testimony.

As for the monetary order, I find that the landlord has established a claim for \$463.20 for the cost to clean the rental unit. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$335.00 deposit and the \$11.85 in interest which has accrued to the date of this judgment in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$166.33. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$166.33. The landlord may retain the security deposit.

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: April 15, 2011.

Residential Tenancy Branch