



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **Decision**

**Dispute Codes:** MND, MNDC, MNSD, FF

### **Introduction**

This hearing dealt with the landlord's application for a monetary order as compensation for damage to the unit / compensation for damage or loss under the Act, regulation or tenancy agreement / retention of the security deposit / and recovery of the filing fee. The landlord's agent participated in the hearing and gave affirmed testimony.

Despite mailing of the application for dispute resolution and notice of hearing to the tenant by way of registered mail, the tenant did not appear. Included in the landlord's evidence is the Canada Post tracking number for the registered mailing.

### **Issues to be decided**

- Whether the landlord is entitled to any or all of the above under the Act, regulation or tenancy agreement

### **Background and Evidence**

Pursuant to a written tenancy agreement, the fixed term of tenancy was from September 1, 2010 to August 31, 2011. Monthly rent was \$1,030.00 and a security deposit of \$515.00 was collected. Both parties participated in a move-in condition inspection and report.

On October 27, 2010 the tenant gave notice of intent to end the tenancy effective November 30, 2010. Both parties participated in a move-out condition inspection and report, and the tenant provided his forwarding address on the report.

The landlord seeks to recover the following costs:

\$400.00: repairs / painting

\$120.00: suite cleaning

\$90.00: carpet cleaning

\$50.00: replacement of visitor parking pass

\$50.00: filing fee

Total: \$710.00

### **Analysis**

Based on the documentary evidence which includes, but is not limited to, receipts as well as photographs, and the affirmed / undisputed testimony of the landlord's agent, I find that the landlord has established a claim of \$710.00, as set out above. I order that the landlord retain the security deposit of \$515.00, and I grant the landlord a monetary order under section 67 of the Act for the balance owed of \$195.00 (\$710.00 - \$515.00).

### **Conclusion**

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$195.00**. 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.

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*.

DATE: April 18, 2011

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Residential Tenancy Branch