



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      MND MNSD MNDC FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial compensation of the monetary claim. The landlord and the tenant participated in the teleconference hearing.

### Issue(s) to be Decided

Is the landlord entitled to the monetary amount claimed?

### Background and Evidence

The tenancy began on September 1, 2006. On March 1, 2006, the tenant paid the landlord a security deposit of \$400. The tenancy ended on December 31, 2010. The landlord did repairs, cleaned and repainted after the tenant vacated the rental unit.

The landlord claimed costs against the tenant for several items, but did not provide any receipts, photographs or other supporting evidence. The tenant disputed all the amounts claimed by the landlord, with the exception of \$10 for cleaning under appliances and \$50 to reinstall two blinds.

### Analysis

I find that the landlord did not provide sufficient evidence to support his monetary claim. I accept the tenant's acknowledgement of \$10 for cleaning and \$50 for reinstalling blinds, and I find that the landlord is entitled to a total claim of \$60.

As the landlord's claim was mostly unsuccessful, I find he is not entitled to recovery of the filing fee for the cost of his application.

Conclusion

The landlord may retain \$60 from the security deposit in full compensation of his monetary claim. The tenant is entitled to the remainder of the security deposit as well as applicable interest of \$13.83, for a balance of \$353.83. I grant the tenant a monetary order for that amount. The monetary order is enforceable in Small Claims 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*.

Dated: April 4, 2011.

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Residential Tenancy Branch