



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** MND, 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 allowing the landlord to keep a portion of the security deposit; and
3. An Order to recover the filing fee pursuant to Section 72.

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

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.

### **Background and Findings**

Based on the undisputed evidence of the landlord that the tenant did not shampoo the carpets at move-out I find that the landlord is entitled to recover the sum expended to have the carpets cleaned as claimed in the Application for Dispute Resolution.

As the landlord has been successful in this claim, I will allow the landlord to recover \$50.00 of the fee paid for this application.

Total monetary award in favour of the landlord is \$180.00. The landlord testified that she holds a \$900.00 security deposit. I therefore direct the landlord to retain the sum of \$180.00 from that deposit and return, forthwith to the tenant the sum of \$720.00.

**Conclusion**

In the event that the landlord does not return the sum as directed above, the tenant is provided with a formal copy of an order for the total monetary award as set out above. Should the landlord fail to comply with this Order, this Order may be filed and enforced as an Order of the Provincial Court of British Columbia.

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*.

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