



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order for unpaid rent, to keep all or part of the security deposit and recovery of the filing fee.

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. 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.

### Issue(s) to be Decided

Is the landlord entitled to any of the above under the Act.

### Background and Evidence

This tenancy began October 1, 2006 with monthly rent of \$1950.00 and the tenant paid a security deposit of \$975.00

The landlord testified that during the move-out inspection that was conducted with the tenant the landlord found the suite to be in need of cleaning, the carpets had not been cleaned, the windows not cleaned or the blinds. The tenant had also not returned the visitor parking pass to the landlord and there was unpaid rent in the amount of \$1245.00 owed to the landlord.

The landlord in this application is seeking \$1680.00 compensation for the following;

- Unpaid rent \$1245.00
- Suite cleaning \$200.00
- Carpet cleaning \$85.00
- Window cleaning \$50.00
- Blind cleaning \$50.00
- Replacement of visitor pass \$50.00

### Analysis

Based on the documentary evidence and undisputed testimony of the landlord, I find on a balance of probabilities that the landlord has met the burden of proving that they have grounds for entitlement to a monetary order for unpaid rent and cleaning costs.

The April 29, 2011 move-out condition inspection report that has been signed by the tenant clearly notes the condition of the rental unit and that cleaning of the unit is required.

Accordingly I find that the landlord is entitled to a monetary order for \$1680.00.

As the landlord has been successful in their application the landlord is entitled to recovery of the \$50.00 filing fee.

### Conclusion

I find that the landlord has established a monetary claim for \$1680.00 in unpaid rent and cleaning costs. The landlord is also entitled to recovery of the \$50.00 filing fee. I order the landlord pursuant to s. 38(4) of the Act to keep the tenant's \$975.00 security deposit and \$31.16 in interest in partial satisfaction of the claim and I grant the landlord a monetary order under section 67 for the balance due of **\$723.84**.

If the amount is not paid by the tenant, the Order may be filed in the Provincial (Small Claims) Court of British Columbia 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*.

Dated: August 19, 2011

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Residential Tenancy Branch