



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on May 7, 2011, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began on August 1, 2009. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$445. The tenant vacated the rental unit on February 28, 2011. The rental unit was left in a dirty condition, there were holes in the kitchen and bathroom walls that the tenant had filled with putty, and the tenant did not return the storage locker key. The landlord has claimed \$145 for suite cleaning, \$275 for painting the kitchen and bathroom, and \$73.47 to change the lock on the storage locker. The landlord provided photographs and receipts to support their application.

Analysis

Based on the landlord's undisputed evidence, I find they have proven their claim in its entirety.

As their application was successful, the landlord is also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$543.47. I order that the landlord retain the security deposit of \$445 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$98.47. This order may be 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*.

Dated: August 19, 2011.

Residential Tenancy Branch