

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, 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. Both parties participated in the conference call hearing. Both parties gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's testimony is as follows; the tenancy began on June 1, 2010 and ended on May 31, 2011. The tenants were obligated to pay \$1425.00 per month in rent in advance and also a portion of the electricity bill. At the outset of the tenancy the tenants paid a \$712.50 security deposit. The landlord received verbal notice on May 10, 2011 that the tenant was going to move out on May 31, 2011. The landlord presented documentary evidence to support their claim for some painting, carpet cleaning, replacement of window coverings, strata fees, outstanding hydro costs and \$946.40 damage to the common media room door caused by the tenant.

The tenant was in agreement that he only gave verbal notice as he stated "I didn't know that I had to give it in writing". He was also in agreement with the damage noted on the move out condition inspection but did not agree with the damage to the media room door, as stated by the strata property manager. The tenant provided a \$300.00 deposit to rent the common media room which was kept by the property management company as partial compensation for damages leaving an outstanding balance of \$646.40.

Both parties agree that a move in and move out condition inspection was conducted and that the tenant agreed to the noted damages to the unit.

Conclusion

I accept the evidence provided by the landlord.

In summary, the landlord has been successful in the following claims:

Window Covering	\$ 28.00
Painting and patching	\$ 150.00
Carpet Cleaning	\$ 112.00
Damage to Door	\$ 646.40
Strata Fine	\$ 200.00
Filing Fee	\$ 50.00
B.C.Hydro	\$ 245.24
Total:	\$1431.64

The landlord has established a claim for \$1431.64. I order that the landlord retain the deposit of \$712.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$719.14. 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: September 12, 2011.

Residential Tenancy Branch