



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, 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. Despite having been personally served with the application for dispute resolution and notice of hearing on July 27, 2011, the tenant did not participate in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began in July 2009 at which time the tenant paid a \$400.00 security deposit. The tenant's rent was \$404.00 per month. The tenant failed to pay rent in the month of May 2011 and vacated the unit on or about May 31 without providing notice to the landlord. The tenant left the rental unit in an unclean condition and the landlord paid a total of \$356.25 to have the unit cleaned. The tenant also damaged the door to the master bedroom which the landlord repaired at a cost of \$150.00. The landlord seeks to recover the unpaid rent and the costs of cleaning, door repair and the filing fee paid to bring her application.

### Analysis

I accept the undisputed evidence of the landlord and I find that the tenant failed to pay rent in May 2011, that she failed to adequately clean the rental unit and that she damaged the master bedroom door. I find that the landlord is entitled to recover the rental arrears and the costs associated with cleaning and repairing the door as well as the \$50.00 filing fee. I award the landlord \$960.25. I order the landlord to retain the \$400.00 security deposit in partial satisfaction of the claim and I grant the landlord a monetary order under section 67 for \$560.25. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$560.25. The landlord may retain the security deposit.

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: October 31, 2011

---

Residential Tenancy Branch