



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR 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 July 25, 2011, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on October 1, 2009. Rent of \$1250 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$625. The tenancy ended on July 5, 2011, when the tenants abandoned the rental unit.

At the end of the tenancy, the tenants still owed a total of \$2531.28 in unpaid rent, parking fees and late payment fees. The landlord provided a detailed breakdown of these amounts in their evidence.

When the tenants abandoned the rental unit, they did not clean the unit, there was damage done to the bathroom and other parts of the unit, and they had left behind a fair amount of furniture and garbage. The landlord has provided receipts to support their claim totalling \$1241.72 for cleaning, hauling and repairs.

Analysis

I find that the landlord has provided sufficient evidence to support their claim in its entirety. As the landlord was successful in their application, they are also entitled to recovery of the filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$3823. I order that the landlord retain the security deposit of \$625 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$3198. 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: November 10, 2011.

Residential Tenancy Branch