

DECISION

Dispute Codes: MND, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67;
2. An Order allowing the landlord to keep a portion of the security deposit; and
3. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenant was properly served with the Application for Dispute Resolution hearing package sent by way of registered mail.

The tenant did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Background and Findings

The landlord presented condition inspection reports prepared at move-in and move-out along with photographs of the rental unit at the time of move-out. The landlord has also produced receipts for items purchased to make repairs, cleaning costs and repair costs. Based on this undisputed evidence of the landlord I find that the landlord is entitled to recover the costs claimed.

The landlord has claimed the security deposit in satisfaction of his claim and as the claim proven is substantially the amount of the security deposit I Order that the landlord retain the deposit in full satisfaction of this claim.

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: December 15, 2011.

Residential Tenancy Branch