



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND 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 served with the application for dispute resolution and notice of hearing by registered mail on November 14, 2011, the tenant did not participate in the conference call hearing.

The hearing originally convened on November 29, 2011 and was adjourned to December 15, 2011 to address an issue of misplaced evidence. The tenant was served with notice of the reconvened hearing but did not attend on December 15, 2011.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on September 15, 2010. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$375. The tenant moved out of the rental unit on approximately October 23, 2011. The tenant did not properly clean the rental unit, and removed a TV remote and a stand-up fan. The landlord has claimed a total of \$460.07 for cleaning, cleaning supplies, and the cost of the remote and fan.

Analysis

Based on the undisputed evidence, I find that the landlord is entitled to their claim in its entirety. As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$510.07. I order that the landlord retain the security deposit of \$375 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$135.70. 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: December 19, 2011.

Residential Tenancy Branch