



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 August 15, 2011, the tenant 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 February 1, 2011. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$632.50. The tenancy ended on July 31, 2011. The tenant did not clean the rental unit before vacating, and he did not return any keys, fobs or entry cards.

The landlord has claimed the following amounts:

- 1) \$104 for carpet cleaning
- 2) \$125.12 for drapes cleaning
- 3) \$272.16 for general cleaning
- 4) \$44.80 to replace the broken dining room light
- 5) \$151.20 for suite keys, mailbox key, fobs and entry cards

The landlord submitted receipts to support their claim.

Analysis

Based on the landlord's 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 \$747.28. I order that the landlord retain the security deposit of \$632.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$114.78. 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 21, 2011.

Residential Tenancy Branch