



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNDC, MNSD

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$1300.00, and a request to retain the full security deposit of \$500.00 towards this claim.

### Decision and reasons

The applicant stated at the beginning of a hearing that she wants to withdraw her claim other than the claim to retain the security deposit.

The applicant claims the due to the need for repairs and the fact of the tenants vacated the rental unit late she lost the full rental revenue for the month of October 2011 and therefore wants to retain the full security deposit of \$500.00 towards that lost rental revenue, and she abandons the remainder of her claim.

The applicant however has supplied no evidence whatsoever to support her claim that the rental unit was left in need of repairs, nor has she shown that the tenants left any significant amount of items in the rental unit after they personally vacated at the end of September 2011.

It is my decision therefore that I will not allow the landlords request to retain the security deposit.

Conclusion

This application is dismissed in full without leave to reapply and I have issued an order for the landlord to return the full security deposit of \$500.00 to the tenants.

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: January 10, 2012.

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Residential Tenancy Branch