



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order authorizing her to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing and the tenant did not. The landlord presented evidence showing that she had served the tenant with the application for dispute resolution and notice of hearing via registered mail sent on November 18, 2011. I was satisfied that the tenant had notice of the claim against him and the hearing proceeded in his absence.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on August 1, 2010 at which time the tenant paid a \$547.50 security deposit and ended on November 19, 2011. The tenant was obligated to pay \$1,245.00 per month in rent. The tenant paid rent in October with a cheque which was returned by the bank for insufficient funds and failed to pay any rent in the months of October and November 2011. The landlord seeks to recover unpaid rent for those months as well as a \$25.00 NSF bank fee.

The tenant failed to clean carpets at the end of the tenancy, causing the landlord to incur a \$300.72 carpet cleaning charge. At the end of the tenancy 11 light bulbs in the unit were burned out which were replaced by the landlord at a cost of \$5.00 each for a total of \$55.00. The landlord seeks to recover those costs.

The landlord further seeks to recover the \$50.00 filing fee paid to bring this application.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to pay rent in the months of October and November 2011. I find that the landlord is entitled to recover the unpaid rent and I award her \$2,490.00. I further find that the tenant is responsible for the \$25.00 NSF bank fee and I award the landlord \$25.00.

I find that the landlord is entitled to recover the costs of cleaning the carpet and replacing burned out light bulbs and I award the landlord \$355.72. I also award the landlord the filing fee of \$50.00.

Conclusion

The landlord has been awarded a total of \$2,920.72. I order the landlord to retain the \$547.50 security deposit in partial satisfaction of the claim and I grant her a monetary order under section 67 for the balance of \$2,373.22. This order may be filed in the Small Claims Division of the Provincial 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: February 06, 2012

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Residential Tenancy Branch