



Dispute Resolution Services

Page: 1

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 January 12, 2012, 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 August 1, 2006. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$495. The tenant moved out on December 31, 2011.

The landlord has claimed \$80 for 4 hours of cleaning, at \$20 per hour, to clean the bathroom, kitchen, windows and floors; \$20 for two broken blinds at \$10 per blind; and \$128 for a broken mirror. The landlord provided receipts and photographs to support their claim.

Analysis

I accept the landlord's undisputed evidence and grant 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 \$278. I order that the landlord retain that amount from the security deposit in full satisfaction of their claim. The amount of the security deposit and applicable interest is \$511.05. I issue the tenant an order under section 67 for the balance of the security deposit and interest in the amount of \$233.05. 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: April 2, 2012.

Residential Tenancy Branch