



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes 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 April 11, 2012, the tenants 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, 2010. At the outset of the tenancy, the landlord collected a security deposit from the tenants in the amount of \$527.50. The landlord and the tenants carried out a joint move-in inspection and completed the condition inspection report on July 10, 2012. The tenants vacated the rental unit without notice on March 30, 2012 and avoided participating in a move-out inspection. The tenants failed to clean the rental unit or remove furniture before vacating.

The landlord has claimed the following monetary amounts:

- 1) \$140 for suite cleaning
- 2) \$100 for carpet cleaning
- 3) \$134.40 for blinds cleaning – the blinds had to be taken down and professionally cleaned because the tenants smoked in the rental unit
- 4) \$50 for patching holes in the walls
- 5) \$112 for furniture removal

The landlord provided photographs to support their application.

Analysis

Based on the landlord's undisputed evidence, I find that they are entitled to their monetary 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 \$586.40. I order that the landlord retain the security deposit of \$527.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$58.90. 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: May 8, 2012.

Residential Tenancy Branch