



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MN, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67;
2. An Order to retain the security and/or pet deposit pursuant to Section 38; and
3. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenants were properly served with the Application for Dispute Resolution hearing package by way of registered mail sent to the forwarding address provided by the tenants.

The tenants did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Issue(s) to be Decided

Whether the landlord is entitled to monetary order for compensation for damage and/or loss and whether the landlord is entitled to recovery of the filing fee paid for this application.

Background and Findings

Monetary Order

The landlord testified at the hearing that the tenants did not clean the suite when they vacated. Further the carpets were not shampoo and the hot tub cover was damaged. The landlord testified that she incurred expenses to clean the rental unit and replace the hot tub cover. Further that the tenants left owing their share of the hydro costs. The landlord testified that while she had to pay out more than the amount of the security

deposit she holds she is simply seeking to retain the security deposit of \$600.00 to cover her losses.

Security Deposit

Based on the undisputed evidence of the landlord I find further that the landlord is entitled to retain the security deposit and interest to the date of this decision in satisfaction of her claims.

Filing Fees

I find that the landlord is entitled to recover the filing fees paid for this application.

Calculation of total Monetary Award

Monetary Order	\$550.00
Filing Fees for the cost of this application	50.00
Less Security Deposit (no interest accrued)	-600.00
Total Monetary Award	0.00

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: June 15, 2012.

Residential Tenancy Branch