



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute codes MND MNSD MNDC FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order allowing retention of the security deposit in partial satisfaction of the claim. The landlord has also requested recovery of the \$50.00 filing fee from the tenant. Although served with the Application for Dispute Resolution and Notice of Hearing sent by registered mail on June 30, 2012 the tenant did not appear.

### Issues

Is the landlord entitled to the requested orders?

### Background and Evidence

This tenancy began on April 1, 2011 and ended on May 30, 2012. The rent was \$900.00 per month. A security deposit of \$450.00 was paid at the start of the tenancy. The landlord claims that the tenant failed to pay the rent for May 2012. The landlord also claims that after the tenant vacated there was some garbage left in the rental unit and the keys were not returned.

The tenant did not submit any evidence.

### Analysis

The landlord has made a monetary claim against the tenant comprised of the following:

May 2012 Rent	\$900.00
Garbage removal	\$50.00
Key replacement	\$50.00
Filing fee	\$50.00
TOTAL	\$1050.00

Based on the information before me and in the absence of any submissions from the tenant, I am satisfied that the landlord has proved its claim.

Conclusion

I find that the landlord has established a total monetary claim of \$1,050.00. I therefore order that the landlord retain the deposit and interest (\$0.00) of \$450.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$600.00. 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*.