



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNDC, MNR, MNSD

### Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on August 3, 2012, however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$2550.00, a request for recovery of the \$50.00 filing fee, and a request to retain the full security deposit of \$300.00 towards the claim.

### Background and Evidence

The applicant testified that:

- This tenancy began on November 1, 2011 with a monthly rent of \$1650.00 and a security deposit of \$300.00 was collected at that time.
- The tenant failed to pay the July 2012 rent and vacated on July 14, 2012.
- The tenant left an extensive amount of garbage and belongings behind and he had to pay a total of \$900.00 to remove the tenants' items.

The applicant is therefore requesting a monetary order for the outstanding rent and the cost of removing pay tenant's belongings.

### Analysis

It is my finding that the applicant has shown that there is a total of \$1650.00 and rent outstanding for the month of July 2012 and therefore I allow that portion of the claim.

It is also my finding that the tenant left an extensive amount of garbage and belongings behind at the end the tenancy which the landlord had to have removed the cost of \$900.00 and therefore I also allow that portion of the landlords claim.

I also order recovery of the \$50.00 filing fee.

### Conclusion

I have allowed the landlords full claim of \$2600.00 and I therefore order that the landlord may retain the full security deposit of \$300.00 and I have issued a monetary order in the amount of \$2300.00.

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: September 18, 2012.

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Residential Tenancy Branch