



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MND, MNSD, FF

Introduction

This was an application by the landlord filed on July 09, 2012 for a monetary order for damages to the unit and to retain the security deposit, and recover the filing fee. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on July 10, 2012. The landlord provided proof of mail registration including the tracking number for the mail.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy started in April 2011, and ended in June 2012. At the outset of the tenancy the landlord collected a security deposit of \$1375.00 which the landlord retains. At the end of the tenancy the landlord attended the rental unit on June 25, 2012 as agreed to conduct an inspection, but was only met with an agent of the tenant to return the keys. In the tenant's absence the landlord conducted the inspection and completed the requisite report.

The landlord testified the tenant caused damage to the rental unit prior to vacating. The landlord claimed cleaning costs in the sum of \$550.00, and \$1201.00 for repairs and replacements for a total claim of \$1751.00. the landlord provided the condition inspection report, the tenancy agreement, invoices for all monetary claims, and photographs of the suite prior to remediation.

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the amount of \$1751.00. The landlord is entitled to recover the \$50 filing fee paid for their application for a total award of **\$1801.00**.

Conclusion

I Order that the landlord retain the security deposit of \$1375.00 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$426.00**. If necessary, 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: September 17, 2012

Residential Tenancy Branch