



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** MNR, MNDC, 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 be allowed to retain the security deposit; and
3. Recovery of the filing fee paid for this application.

Based on the undisputed evidence of the landlord I accept that the tenant was properly served with the Application for Dispute Resolution hearing package which was sent by way of registered mail and deemed received five days after mailing.

The tenant 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**

Is the landlord is entitled to monetary order sought?

### **Background and Findings**

Based on the undisputed evidence of the landlord I find that there are rental arrears which have been carried over from August 2011 in the amount of \$100.00. Further, as a result of the condition of the rental unit at move-out the landlords were unable to re-rent the premises immediately and therefore lost rental income for one month in the amount of \$700.00.

With respect to the condition of the rental unit at move out I accept the undisputed evidence of the landlords that the tenants had two large dogs in the rental unit without

the landlord's permission. Further that the landlords incurred the following costs to repair the damages caused by the tenants:

Lost key FOB	\$ 70.00
Costs for attempting to clean the carpet	156.80
Cost to replace 3 year old carpet that could not be cleaned	1,560.39
Cost to remove old carpet	200.00
Total	\$2,107.19

### ***Security Deposit***

The landlord holds a security deposit of \$350.00 paid on December 10, 2010 with no interest having accrued. I will allow the landlord to retain the deposit and interest in partial satisfaction of the monetary award.

### ***Calculation of total Monetary Award***

Rental Arrears	\$ 100.00
Repair costs	2,107.19
Less Security Deposit	-350.00
Balance Due and Owing	\$2,557.19

### **Conclusion**

The landlord is provided with a formal copy of an order for the total monetary award as set out above. This is a final and binding Order. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as any Order of the Provincial Court of British Columbia.

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: November 06, 2012.

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Residential Tenancy Branch