



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

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 was served with notice of the hearing by registered mail that was mailed on October 20, 2012; however the respondent 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 an application to retain the full security/pet deposit of \$800.00 and a request for recovery of the \$50.00 filing fee, however at the hearing the applicant stated that they are abandoning the request for an order for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on January 1, 2012 with a monthly rent of \$1000.00 per month.
- A security deposit of \$500.00 and a pet deposit of \$300.00 for a total of \$800.00 were paid on December 27, 2011.
- The tenant vacated the rental unit in August 2012 leaving a total of \$1452.26 in rent/utilities outstanding.
- The tenant also left a substantial amount of junk behind and left the rental unit in need of repairs; the total cost for junk removal and repairs was \$536.50.
- They also had to have the place cleaned at a cost of \$225.00.
- They are therefore requesting an order to retain the full security deposit.

Analysis

It is my finding that the landlords have shown that at the end of this tenancy the tenant owed a total of \$1452.26 in outstanding rent and utility charges.

It is also my finding that the tenant left the rental unit in need of substantial cleaning, repairs, and junk removal.

The landlords have shown that the cost of junk removal and repairs was \$536.50.

I also accept the landlord's testimony that the cleaning cost \$225.00.

Conclusion

The landlords have shown that the total of outstanding rent and utility charges, plus cleaning, junk removal, and repairs, far exceeds the amount of security/pet deposit held.

I therefore order that the landlords may retain the full security/pet deposit of \$800.00.

As stated above, the landlords have abandoned their claim for recovery of the \$50.00 security deposit.

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: January 21, 2013

Residential Tenancy Branch

