



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Transpacific Realty Advisors  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This was the hearing of an application by the landlord for a monetary order and an order to retain a portion of the tenant's security deposit in satisfaction of the monetary claim. The hearing was conducted by conference call. The landlord's named representatives called in and participated in the hearing. The tenant did not attend although he was personally served with the application and Notice of Hearing on March 14, 2013.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award in the amount claimed and an order to retain the said sum from the security deposit?

### Background and Evidence

The rental unit is a strata title apartment in Vancouver. The tenancy began on March 1, 2012 for a fixed term ending February 28, 2013. Monthly rent was \$2,100.00 and the tenant paid a \$1,050.00 security deposit on February 14, 2012.

The parties conducted a condition inspection at the end of the tenancy. The landlord testified that the tenant did not provide proof that the carpets were professionally cleaned at the end of the tenancy. The landlord said that the carpets did not appear to have been cleaned. The landlord has claimed payment of a \$120.00 carpet cleaning charge and the \$50.00 filing fee for this application. The landlord's representative testified that the landlord has returned the balance of the tenant's security deposit seeks a decision granting a monetary award and confirming that the landlord may keep the balance of the deposit that it holds in satisfaction of that award.

Analysis and Conclusion

I accept the testimony of the landlord's representative that the landlord has legitimately incurred a carpet cleaning charge of \$120.00 for which the tenant is responsible. The landlord is entitled to an award in the said amount plus the \$50.00 filing fee for this application for a total award of \$170.00 and I order that the landlord retain the said sum from the tenant's security deposit in full and final satisfaction of this award.

The landlord has already returned the balance of the security deposit to the tenant so no further order is required.

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: June 05, 2013

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Residential Tenancy Branch

