



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Hollyburn Estates Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, FF, MNSD, MND

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on April 11, 2013, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on February 1, 2012 and ended on March 31, 2013. The tenants were obligated to pay \$1515.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$757.50 security deposit. I address the landlord's claims and my findings around each as follows.

The landlord is seeking the recovery of the following costs; \$137.59 for carpet replacement due to severe burn holes, \$105.00 for carpet cleaning in a separate area of the suite, \$136.50 for drape cleaning, \$56.00 for the replacement of the laundry smart card, \$56.00 for the replacement of 2 key fobs, \$6.50 for the replacement of a parking hanger and \$50.00 for the filing fee for this hearing for a total claim of \$547.59. The landlord submitted receipts, photos and documentation to support their claim.

I am satisfied that the landlord is entitled to amount as claimed and order that the landlord is to retain \$547.59 from the security deposit.

Conclusion

The landlord is entitled to retain \$547.59 from the 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: July 03, 2013

Residential Tenancy Branch