



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD

### Introduction

This was a hearing with respect to the landlord's application to retain a portion of the tenants' security deposit. The hearing was conducted by conference call. The landlord called in and participated in the hearing. Neither of the tenants called in to participate in the hearing although each of them was served with the application and Notice of Hearing sent by registered mail on May 18, 2013.

### Issue(s) to be Decided

Is the landlord entitled to an order authorizing her to retain the sum of \$200.00 from the tenants' security deposit?

### Background and Evidence

The rental unit is an apartment in Victoria. The tenancy began on August 15, 2012. The tenants paid a \$700.00 security deposit on August 11, 2012.

The tenants moved out of the rental unit on April 30, 2013. The landlord noted deficiencies in the cleanliness of the rental unit at the move out inspection. The tenants did not remedy the deficiencies. The landlord returned \$500.00 of the \$700.00 deposit to the tenants and on May 14, 2013 she applied for an order to retain the \$200.00 balance of the deposit as compensation for necessary cleaning that was performed.

### Analysis and conclusion

Based on the submissions and photographic evidence and in the absence of any evidence in opposition to the claim I find that the landlord is entitled to retain the balance of the security deposit in the amount of \$200.00 that she holds in full and final

satisfaction of her claims related to the tenancy, including her claim for all necessary cleaning performed after the end of the tenancy and I order that the landlord retain the sum of \$200.00 that she holds in satisfaction of her claim.

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: August 20, 2013

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Residential Tenancy Branch

