



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNDC, MNSD, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary order and an order to retain the security deposit. The hearing was conducted by conference call. The landlord's agent called in and participated in the hearing. The tenants did not attend, although they were each served with the application and Notice of Hearing sent by registered mail on September 14, 2013.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?  
Is the landlord entitled to retain the security deposit?

### Background and Evidence

The rental unit is a strata title apartment in Surrey. The tenancy began in 2011 for a fixed term. The tenancy was renewed for a further term commencing June 1, 2012. The tenants paid a security deposit of \$387.50 on May 24, 2011.

The tenancy ended and the tenants moved out on May 31, 2013. The landlord has claimed the following amounts from the tenants for cleaning, repairs and strata fines:

- Suite cleaning: \$87.50
- Carpet cleaning: \$124.95
- Strata fine noise violation: \$200.00
- Drywall repairs and painting: \$304.50

Total: \$716.95

Analysis and conclusion

Based on the landlord's undisputed evidence, I find that the tenants failed to leave the rental unit properly cleaned and in a reasonable state of repair at the end of the tenancy. I find that the landlord is entitled to the amounts claimed for cleaning, repairs and painting. I find as well that the tenants are responsible for the strata fine levied against the landlord and I grant the landlord a monetary award in the amount claimed. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$766.95. I order that the landlord retain the \$387.50 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$379.45

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: September 19, 2013

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Residential Tenancy Branch

