



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Pemberton Homes Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNR, MNDC, MND, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The tenant also filed an application seeking an order to have doubled the security deposit returned to him. Both parties have filed applications and were aware the date and time of today's hearing. The landlord participated in the teleconference, the tenant did not. The landlord gave affirmed evidence.

### Issue to be Decided

Is either party entitled to any of the above under the Act, the regulation or the tenancy agreement?

### Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on June 1, 2012 and ended on May 31, 2013. The tenants were obligated to pay \$1100.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$550.00 security deposit. The landlords' agent provided completed move in and move out condition inspection reports. The agent advised that the landlord returned \$22.29 to the tenant as their initial estimate of costs was \$527.71 to which they still hold in trust.

The tenant chose not to participate in the hearing nor submit any evidence; accordingly I dismiss the tenant's application in its entirety without leave to reapply.

I address the landlord's claims and my findings around each as follows.

The landlord is seeking \$205.80 for carpet cleaning, \$94.50 for general suite cleaning, \$140.00 for repairing some blinds, and \$138.51 for an unpaid gas bill. The landlord

provided the condition inspection report, receipts, photos and the tenancy agreement to support this portion of their claim. I find that the landlord is entitled to \$578.81.

The landlord has established a claim for \$578.81 plus the \$50.00 filing fee for a total of \$628.81. I order that the landlord retain the \$527.71 deposit I grant the landlord an order under section 67 for the balance due of \$101.10. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### Conclusion

The landlord is granted a monetary order of \$101.10.

The tenants' application is dismissed in its entirety without leave to reapply.

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 17, 2013

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Residential Tenancy Branch

