



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MND, MNSD

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. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on June 14, 2013 and a second attempt on June 19, 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 May 1, 2008 and ended on May 31, 2013. The tenants were obligated to pay \$1300.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$650.00 security deposit. I address the landlord's claims and my findings as follows.

The landlord is seeking \$396.00 for suite cleaning, \$210.00 for carpet cleaning, \$603.75 for garbage removal, and \$49.40 for dumping fees for a total of \$1259.15. The landlords has submitted receipts, photos and the condition inspection report from move in and move out to support their claim. I am satisfied that the landlord is entitled to the amount claimed and award the landlord \$1259.15.

The landlord is also entitled to the recovery of the \$50.00 filing fee.

The landlord has established a claim for \$1309.15. I order that the landlord retain the \$650.00 security deposit and interest of \$6.53 in partial satisfaction of the claim and I

grant the landlord an order under section 67 for the balance due of \$652.62. 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 for \$652.62.

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 18, 2013

Residential Tenancy Branch

