



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD

Introduction

This is an application for a monetary order for \$8451.30, and a request to retain the full security deposit of \$400.00 as well.

The applicant testified that the respondent(s) were served with notice of the hearing by hand on July 30, 2013; however the respondent(s) did not join the conference call that was set up for the hearing.

It is my finding that the respondent(s) have been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Has the landlord established a monetary claim in the amount of \$8851.32?

Background and Evidence

The applicant testified that:

- This tenancy began on August 1, 2010 and ended on July 5, 2013.
- The tenants failed to pay the full May 2013 rent, failed to pay any rent for the month of June 2013, and failed to pay any rent for the five days of July 2013.
- The tenants were also given a \$460.00 performance incentive on the condition that the tenants did certain maintenance around the rental property however the tenant failed to do any of that maintenance.
- When the tenants vacated she found the tenants had left the rental unit extremely dirty and damaged, and it left a large amount of junk behind.

- There were also numerous items missing from the rental property including a lawn tractor, a wood splitter, and two sump pumps.
- In total, her costs for repairs and cleaning, replacing missing items, and outstanding rent exceeded \$16,000.00 however taking into consideration depreciation and to give the tenants a break she is reducing the amount to \$8851.32.
- She is therefore requesting an Order allowing her to keep the full security deposit of \$400.00 and requests a monetary order be issued in the amount of \$8451.32.

Analysis

I have reviewed the evidence provided by the landlord, and is my finding that the tenants did leave the rental unit extremely damaged, and in filthy condition.

I also accept the landlord's testimony the numerous expensive items were missing from the rental property at the end of the tenancy.

I also reviewed the landlord's monetary claim and it's my finding that the landlord's request of \$8851.32 is very reasonable, considering the actual amount of rent outstanding, and costs required to repair and clean the rental unit, and replace the missing items.

Conclusion

I have allowed the landlords full claim of \$8851.32 and I therefore order that the landlord may retain the full security deposit of \$400.00, and I've issued a monetary order in the amount of \$8451.32.

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: November 04, 2013

Residential Tenancy Branch

