



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Li-Car Management Group
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MND, MNDC, 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 October 8, 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 January 9, 2012 and ended on September 20, 2013. The tenants were obligated to pay \$1325.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$650.00 security deposit and a \$650.00 pet deposit.

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

First Claim – The landlord is seeking \$1575.28 for general cleaning, minor repairs, and the replacement of keys, flooring and lights, and cleaning of surrounding area. The landlords provided a condition inspection report that was signed by the tenant agreeing to the condition of the unit at move in and move out. The landlord provided receipts, the condition inspection report and witness testimony to support their claim. I am satisfied that the landlord is entitled to \$1575.28 as claimed.

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

The landlord advised that as of today's date they hold \$1250.00 in deposits in trust as \$50.00 had been awarded to them in regards to a separate hearing.

Conclusion

The landlord has established a claim for \$1625.28. I order that the landlord retain the \$1250.00 in deposits in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$375.28. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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: January 23, 2014

Residential Tenancy Branch

