



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, MND, MNSD & MNDC

Introduction

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the Tenants by mailing, by registered mail to where the tenants reside on December 5, 2013. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to a monetary order and if so how much?
- b. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?
- c. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on December 15, 2012 and continue until May 31, 2013 and become month

to month after that. The tenancy agreement provided that the tenant(s) would pay rent of \$825 per month payable on the first day of each month. The tenants paid a security deposit of \$412.50 on November 21, 2012.

The tenants gave notice in September that they were vacating the middle of October. The tenants left the middle of October. The tenants failed to pay the rent for September (\$100 is owed) and October (\$825 is owed). The landlord was not able to rent the premises for October despite sufficiently attempting to mitigate his loss.

Analysis

The Residential Tenancy Act provides the tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must repair damage to the rental unit or common areas that is caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant and is liable to compensate the landlord for failure to do so. In some instances the landlord's standards may be higher than what is required by the Act. The tenant is required to maintain the standards set out in the Act. The tenant is not required to make repairs for reasonable wear and tear. The applicant has the burden of proof to establish the claim on the evidence presented at the hearing.

Monetary Order and Cost of Filing fee

With respect to each of the landlord's claims I find as follows:

- a. I determined the landlord is entitled to \$100 for non-payment of rent for September 2013.
- b. I determined the landlord is entitled to \$825 for non-payment of rent for October. I determined the tenants failed to give the required notice and are liable to pay the rent for the entire month of October even though they vacated the rental unit on October 15, 2013.

- c. I determined the landlord is entitled to \$132 for the cost of cleaning.
- d. I determined the landlord is entitled to \$72.79 for the cost of replacing a bi-fold door.
- e. I determined the landlord is entitled to \$268 for the cost of repairs and painting.
- f. I determined the landlord is entitled to \$58.25 for the cost of paint and supplies.

In summary I determined the landlord has established a monetary claim against the tenant(s) in the sum of \$1456.04 plus the \$50 filing fee for a total of \$1506.04.

Security Deposit

I determined the security deposit plus interest totals the sum of \$412.50. I determined the landlord is entitled to retain this sum. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$1093.54.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: February 24, 2014

Residential Tenancy Branch

