



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNSD, MNDC

Introduction

This is a request for a Monetary Order for \$620.35, and request to retain the full security deposit of \$475.00 towards the claim. The applicant is also requesting recovery of the \$50.00 filing fee.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed on January 9, 2014; however the respondent did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Has the applicant established a monetary claim of \$620.35 against the respondent?

Background and Evidence

The applicant testified that:

- When the tenant vacated the tenant failed to return the keys and as a result the locks had to be rekeyed.
- The tenant also failed to have the carpets cleaned and left them in very dirty condition and as a result he had to have the carpets cleaned.
- The tenant damaged living room blind during the tenancy and it had to be replaced.

- The tenant did extensive damage to the refrigerator, ripping off the door handle and leaving numerous large dents in the exterior the fridge. He estimates the depreciation to the fridge is approximately \$200.00.
- The tenant also broke the emergency exit door latch however he was able to repair that himself in a cost of \$60.00.
- The tenant also badly bent the bifold hinges in the master bedroom door and the entrance hinges were damaged.

He is therefore requesting a Monetary Order as follows:

Cost to rekey locks	\$65.00
Carpet cleaning	\$147.00
Replace living room blind	\$44.78
Refrigerator damage	\$200.00
Missing refrigerator handle	\$38.57
Repair emergency exit door	\$60.00
Repair Master bedroom doors	\$65.00
Filing fee	\$50.00
Total	\$670.35

He therefore requests an order allowing them to keep the full security deposit of \$475.00 and asks that a Monetary Order be issued for the difference.

Analysis

I accept that the tenant failed to return the keys to the rental unit and therefore I allow the claim for rekeying the locks.

The tenants also left the carpets in need of cleaning and I therefore also allow the claim for carpet cleaning.

The photo evidence clearly shows that the living room blind was damaged beyond repair, and the refrigerator was badly damaged and missing its handle, I therefore allow those portions of the claim.

It's also my finding that the applicant has shown that the tenant damaged the emergency exit door and the master bedroom doors.

It is my decision therefore that the applicant has established the full amount claimed.

I further order recovery of the \$50.00 filing fee.

Conclusion

I have allowed the applicants full claim of \$670.35, and I therefore order that the applicant may retain the full security deposit of \$475.00, and I have issued a Monetary Order in the amount of \$195.35.

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: April 23, 2014

Residential Tenancy Branch

