



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 MND, MNR, MNSD, FF

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 February 19, 2014, 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 17, 2014 and ended on February 17, 2014. The tenants were obligated to pay \$300.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$325.00 security deposit. The landlord issued a notice to end tenancy for unpaid rent on February 4, 2014. The tenants left of their own volition but did not clean the unit at move out. The landlord is seeking \$300.00 for unpaid rent and \$105.00 for carpet cleaning. The landlord provided documentation to support their claim. I find that the landlord is entitled to \$405.00.

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

Conclusion

The landlord has established a claim for \$455.00. I order that the landlord retain the \$325.00 security deposit in partial satisfaction of the claim and I grant the landlord an

order under section 67 for the balance due of \$130.00. 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: June 04, 2014

Residential Tenancy Branch

