



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      OPR, MNR, MNSD, MND, FF

### **Introduction**

This hearing dealt with an application by the landlord for an order of possession, 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 personal service on July 14, 2014, the tenants did not participate in the conference call hearing. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

### **Issue to be Decided**

Is the landlord entitled to a monetary order as claimed?  
Is the landlord entitled to an order of possession?

### **Background, Evidence and Analysis**

*The landlord's undisputed testimony is as follows.* The tenancy began on February 1, 2014 and ended on July 14, 2014. The tenants were obligated to pay \$705.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$352.50 security deposit. The landlord advised that the tenant has moved and no longer requires an order of possession accordingly; I dismiss that portion of the landlords claim.

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

**First Claim** – The landlord stated that the tenant still owes \$377.50 rent for the month of July. The landlord provided documentation to support this claim. I find that the landlord is entitled to \$377.50.

**Second Claim** – The landlord stated that he is seeking; \$140.00 for replacing the locks and keys as the tenant lost her keys, \$120.00 for suite cleaning, \$120.75 for pest control to treat the unit as the tenant brought in an old mattress infested with bed bugs, \$284.86 for painting the living room, new blinds, and replace a broken window, and \$795.40 for the replacement and installation of carpets for a total amount of \$1461.01. The landlord provided photos, receipts, condition inspection report and testimony to support this claim. I find that the landlord is entitled to \$1461.01.

As for the monetary order, I find that the landlord has established a claim for \$1838.51. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$352.50 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1536.01. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

### Conclusion

The landlord is entitled to a monetary order of \$1536.01. The landlord is entitled to retain the security deposit.

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: September 15, 2014

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Residential Tenancy Branch

