



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0996443 B.C. Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MND, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for an order for possession, a monetary order and an order to retain the tenants' security deposit. The hearing was conducted by conference call. The landlord's representative called in and participated in the hearing. The tenants did not attend, although they were personally served with the application for dispute resolution and Notice of Hearing on or about August 7, 2014.

In this application the landlord applied for an order for possession pursuant to a one month Notice to End Tenancy for cause dated July 14, 2014. The landlord has been issued an order for possession for unpaid rent in a separate proceeding. The tenants moved out of the rental unit on September 3, 2014 and an order for possession is no longer required in this proceeding.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

Is the landlord entitled to an order directing it to retain the tenants' security deposit?

Background and Evidence

The rental unit is an apartment in White Rock. The tenancy began on July 1, 2014 for a one year term with rent in the amount of \$880.00 payable on the first of each month. The tenants paid a security deposit of \$440.00 at the start of the tenancy.

The tenants were served with a one month Notice to End Tenancy for cause on July 14, 2014. The door to the rental unit was damaged when the police conducted a raid of the rental unit and broke open the door on July 15, 2014. The tenants moved out of the rental unit on September 3, 2014.

The landlord has claimed the following amounts:

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|---|----------|
| • City of White Rock charge for recycling bin | \$148.00 |
| • Charge for cleaning the rental unit | \$75.00 |
| • Invoice for repairs to the door frame | \$175.00 |
| • Cost to repair storage locker and wall: | \$20.00 |
| • Loss of rental income for September, three days | \$88.00 |

Total:	\$506.00
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Analysis

I accept the landlord's evidence that the rental unit was damaged and required cleaning and that it was occupied for part of September. I find that the amounts claimed by the landlord are reasonable and I award the landlord the amount sought, namely: the sum of \$506.00.

Conclusion

The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$556.00. I order that the landlord retain the security deposit of \$440.00 in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$116.00. this order may be registered 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: October 02, 2014

Residential Tenancy Branch

