



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, FF, MNSD

### 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 July 10, 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 March 1, 2013 and ended on July 1, 2014. The tenants were obligated to pay \$850.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$425.00 security deposit. The landlord conducted move in and move out condition inspection reports. The tenant chose not to attend the move out condition inspection.

I address the landlord's claims and my findings around each as follows. The landlord is seeking \$75.00 for late rental payment fees, \$220.00 for cleaning the suite, \$120.00 for repairing holes in the walls and painting, \$99.75 for carpet cleaning, and \$84.12 for the replacement of a broken window. The landlord submitted the tenancy agreement, receipts and the condition inspection report along with her testimony to support her claim. Based on the undisputed evidence before me I find that the landlord is entitled to all of the above costs in the amount of \$598.87.

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

Conclusion

The landlord has established a claim for \$648.87. I order that the landlord retain the \$425.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$223.87. 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: December 02, 2014

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Residential Tenancy Branch

