



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNDC, MNSD, FF

Introduction

This is an application filed by the landlord for damage to the unit, site or property, for unpaid utilities, for money owed or compensation for damage or loss, to keep all or part of the security deposit and recovery of the filing fee.

Both parties attended the hearing by conference call and gave undisputed testimony. The tenant has acknowledged receiving the landlord's documentary evidence and has confirmed that no documentary evidence has been submitted by the tenant. As such, I am satisfied that both parties have been properly served with the landlord's notice of hearing package and the submitted documentary evidence.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?
Is the landlord entitled to retain the security deposit?

Background and Evidence

Both parties agreed that there was a signed tenancy agreement and that the tenant paid a \$650.00 security deposit to the landlord.

The landlord has submitted a monetary worksheet and seeks a monetary claim of \$361.90 which consists of \$20.00 for the replacement of a bedroom doorknob, \$64.90 for the replacement of damaged blinds, \$30.00 for labour to install the blinds and to unstop a clogged sink, \$40.00 for labour to clean up the yard on June 29, 2014, \$46.00 for dump fee disposing of items, \$48.00 for yard clean up on June 26, 2014 and \$63.00 for yard clean up on June 27, 2014. The tenant stated in her direct testimony that she was not disputing these claims made by the landlord and conceded them. The landlord has submitted copies of the invoices/receipts in support of these claims. The landlord

has also submitted a copy of a completed condition inspection report for the move-in and photographs taken at the end of the tenancy showing the condition of the rental.

Analysis

I accept the undisputed testimony of both parties and find based upon the tenant's acceptance of the landlord's claims that the landlord has been successful in their application. The tenant accepted and acknowledged the monetary claim worksheet submitted by the landlord for \$361.90, which includes the recovery of the filing fee. The landlord may retain \$361.90 from the \$650.00 security deposit in full satisfaction of the claim. I order that the tenant be granted a monetary order for the balance due of \$288.10. 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 may retain \$361.90 from the currently held security deposit.
The tenant is granted a monetary order for the balance due of \$288.10.

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 19, 2014

Residential Tenancy Branch

