



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR, MND, MNSD, FF, O

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Although served with the Application for Dispute Resolution and Notice of Hearing by personal service the Tenant did not appear.

### Issue(s) to be Decided

- Is the landlord entitled to a monetary order and, if so, in what amount?
- Is the landlord entitled to retain the security deposit?

### Background and Evidence

This month-to-month tenancy commenced May 1, 2014. The monthly rent of \$900.00 is due on the first day of the month. The tenant paid a security deposit of \$450.00.

The landlord testified that when he contacted the tenant about payment of the November rent she told him she had already moved out. The tenant had not provided any previous written notice to end tenancy nor had she paid any rent for November.

When the landlord took possession of the rental unit he found that it had not been cleaned properly and there were some repairs that were required. He provided oral testimony and filed written invoices for the following claims:

Cleaning	\$330.00 (22 hours @ \$15.00/hr)
Repairs	\$170.00 (10 hours @ \$17.00/hr)
Carpet cleaning	\$ 84.00
Sealed window unit for the door	\$134.00
Hauling debris to the dump	\$233.50
Key replacement	\$ 10.00
Total	\$961.50

In addition the landlord claimed the November rent of \$900.00 and the late payment fee of \$25.00.

### Analysis

I find that the landlord has established a total monetary claim of \$1936.50 comprised of unpaid rent for November of \$900.00; late payment fee for November of \$25.00;

cleaning and repairs in the amount of \$961.50; and the \$50.00 fee paid by the landlord for this application. I order that the Landlord retain the deposit of \$450.00 in partial satisfaction of the claim and I grant the Landlord an order under section 67 for the balance due of \$1486.50..

Conclusion

A monetary order in favour of the landlord in the amount of \$1486.50 has been granted. If necessary, it may be filed in the Provincial Court (Small Claims) 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: January 13, 2015

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Residential Tenancy Branch

