



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDM MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order permitting retention of 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?

Background and Evidence

The tenancy commenced August 19, 2013 as a one year fixed term tenancy and continued thereafter as a month-to-month tenancy. The monthly rent of \$875.00 was due on the first day of the month. The tenant paid a security deposit of \$437.50. A move-in inspection was conducted and a move-in condition inspection report completed on August 19, 2013.

The tenant gave written notice to end tenancy effective February 1, 2015, and moved out of the rental unit on January 8, 2015. The tenant refused to participate in a move-out inspection.

The tenant had paid \$475.00 towards the January rent on December 30, 2014. The landlord claims arrears of rent for January in the amount of \$400.00.

The landlord also claims:

- \$200.00 paid to a contractor to fill, sand and repaint holes in the walls; re-grout the tiles in the bathroom, and clean the bathroom tiles.
- \$105.00 paid for carpet cleaning.
- \$60.00 paid to clean the windows, light fixtures, stove and oven.
- \$38.31 paid to replace missing closet rod, two light fixtures and two light bulbs.

Analysis

I find that the landlord has established a total monetary claim of \$853.31 comprised of arrears of rent for January in the amount of \$400.00; cleaning and repairs costs as set out above in the total amount of \$403.31, and the \$50.00 fee paid to file this application. I order that the landlord retain the security deposit of \$437.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance of \$415.81.

Conclusion

A monetary order has been granted to the landlord. If necessary, 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: July 06, 2015

Residential Tenancy Branch

