



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Gold Team Management Services Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary award and for an order to retain the security deposit in partial satisfaction of the monetary award. 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 served with the application and Notice of Hearing sent to their forwarding address by registered mail on January 14, 2015.

Issue(s) to be Decided

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

Background and Evidence

The Rental unit is a townhouse apartment in Burnaby. The tenancy began on June 15, 2013. The monthly rent was \$2,000.00, payable on the first of each month. The tenants paid a security deposit of \$1,000.00 at the start of the tenancy.

The tenants moved out of the rental unit in December, 2014. They did not participate in a move-out condition inspection scheduled for December 31st. The landlord's representative testified that the rental unit was not cleaned when the tenancy ended. The landlord had the entire rental unit and the carpets professionally cleaned at a cost of \$514.50. The landlord's representative testified that the vinyl deck was damaged by the tenant; he submitted photographs of the damage to the deck and a quotation for the replacement of the deck surface in the amount of \$1,890.00. During the hearing the landlord's representative advised that the deck had been repaired by the owner at a cost of \$735.00. The landlord's representative submitted a copy of the invoice for the repair after the hearing concluded.

Analysis

Upon the evidence presented, including the photographs, the condition report and the invoices for cleaning and repairs, I allow the landlord's claim for cleaning in the amount of \$514.50 and for the deck repair in the amount of \$735.00. The total award to the landlord is the sum of \$1,249.50.

Conclusion

I have allowed the landlord's claim in the amount of \$1,249.50. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$1,299.50. I order that the landlord retain the \$1,000.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$299.50. 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: July 24, 2015

Residential Tenancy Branch

