



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding J. D. NELSON & ASSOC. LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

MND, MNSD, FF

### **Introduction**

This hearing was convened in response to an application by the landlord for a monetary order in respect to damages and to retain the security deposit and recover the filing fee pursuant to the *Residential Tenancy Act* (the Act). The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on September 23, 2015. The landlord provided proof of mail registration including the tracking number for the mail. I find the tenant(s) were served in accordance with the Act. I further accept the landlord's evidence they sent the tenants their evidence by registered mail on March 12, 2016 for which the landlord submitted evidence.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order in the amount claimed?

### **Background and Evidence**

The undisputed testimony and evidence of the landlord is that the tenancy started May 01, 2014 and ended August 30, 2015. Rent payable was \$900.00 per month. At the outset of the tenancy the landlord collected a security deposit of \$450.00 which they retain in trust.

At the end of the tenancy the landlord and tenant conducted an inspection and an inspection report was completed – a copy of which was provided to the tenants.

The tenant caused damage to the rental unit. The landlord claimed cleaning costs of \$32.00, \$380.48 for drywall and ceiling remediation and additional cleaning, \$57.71 for replacement of 2 broken blinds to replace broken blinds, and \$30.60 for removal and disposing of the tenant's cast off belongings for a total claim of \$500.79.

### **Analysis**

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the amount of \$500.79. The landlord is entitled to recover the \$50.00 filing fee paid for their application for a total award of **\$550.79**.

### **Conclusion**

**I Order** that the landlord retain the deposit of \$450.00 in partial satisfaction of the claim and I grant the landlord a Monetary Order under Section 67 of the Act for the balance due of **\$100.79**. If necessary, this order may be filed in the Small Claims Court and enforced as an Order of that Court.

**This Decision is final and binding on both parties.**

*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: April 04, 2016

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Residential Tenancy Branch