



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, MNSD, FF,

Introduction

This was a hearing with respect to the landlord's application for a monetary award and an order to retain the security deposit. The hearing was conducted by conference call. The landlord's representatives called in and participated in the hearing. The tenants did not attend although they were served with the application and Notice of Hearing sent by registered mail to their forwarding address on July 15, 2016.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?
Is the landlord entitled to retain all or part of the tenants' security deposit?

Background and Evidence

The rental unit is a house in Surrey. The tenancy began in July 2014 and was renewed for a further fixed term. The tenants paid a security deposit of \$797.50 at the beginning of the tenancy.

The tenants moved out of the rental unit on June 30, 2016. They participated in a move out inspection and provided their forwarding address to the landlord. They agreed that they were responsible for some repairs and cleaning, but the amounts were not known at the time of the inspection.

The landlord has claimed the following amounts:

- | | |
|--|----------|
| • Cleaning the rental unit: | \$262.50 |
| • Yard-garden clean-up: | \$125.00 |
| • Removal of toys & refuse from yard: | \$107.00 |
| • Removal of household rubbish to dump | \$138.60 |

- Carpet cleaning: \$126.00

Total: \$759.10

The landlord provided invoices for each of the claimed amounts and submitted a copy of the condition inspection report signed by the tenants acknowledging the condition of the rental property at the end of the tenancy.

Analysis

Based on the landlord's undisputed evidence I find that the landlord is entitled to a monetary award in the amount claimed, namely: the sum of \$759.10. The landlord is entitled to recover the \$100.00 filing fee for this application for a total award of \$859.10. I order that the landlord retain the security deposit of \$797.50 in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$61.60. This order may be registered in the Small Claims Court and enforced as an order of that court

Conclusion

The landlord's application has been allowed. The security deposit is applied in partial satisfaction of the claim and the landlord has a monetary order for the remaining amount of \$61.60.

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, 2017

Residential Tenancy Branch