



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Greater Victoria Housing Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND MNR MNSD MNDC FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord and the tenant participated in the teleconference hearing.

At the outset of the hearing, the tenant confirmed that he had received the landlord's application and evidence. Neither party raised any issues regarding service of the application or the evidence. Both parties were given full opportunity to give affirmed testimony and present their evidence. I have reviewed all testimony and other evidence. However, in this decision I only describe the evidence relevant to the issues and findings in this matter.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on October 1, 2014. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$577.50. The tenancy ended on August 2, 2016.

The landlord stated that the tenant did not clean the unit before vacating. The landlord stated that they were unable to re-rent the unit for August 2016 because the tenant was being uncooperative. The landlord stated that the tenant failed to return his keys at the end of the tenancy.

The landlord claimed compensation as follows:

1. \$640.00 for cleaning;
2. \$5.00 for lightbulbs;
3. \$140.00 for keys; and
4. \$1,215.00 in unpaid rent and lost revenue.

In the hearing the tenant acknowledged that the landlord was entitled to cleaning costs “and everything else.”

### Analysis

I find that as the tenant acknowledged responsibility for all of the amounts claimed by the landlord, the landlord is entitled to their claim in its entirety.

As the landlord’s application was successful, they are also entitled to recovery of the \$100.00 filing fee for the cost of this application.

### Conclusion

The landlord is entitled to \$2,100.00. I order that the landlord retain the security deposit of \$577.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1,522.50. 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: March 10, 2017

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Residential Tenancy Branch