



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Amacon Gilbert Road Development
Partnership and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNDC, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for a monetary order for the cost of cleaning, junk removal and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of her claim.

The landlord sent a copy of his application and the notice of hearing to the tenant by registered mail on May 01, 2020, to the forwarding address provided by the tenant. The landlord provided a tracking number. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for the cost of cleaning, junk removal and the filing fee? Is the landlord entitled to retain the security deposit?

Background and Evidence

The tenancy started on November 01, 2017. The monthly rent at the end of tenancy was \$1,154.00 payable on the first of each month. Prior to moving in the tenant paid a security deposit of \$550.00 and a decal deposit of \$20.00. The landlord agreed that he is holding a total of \$570.00 in deposits. The landlord submitted that the tenant did not return all the keys and left the rental unit in a condition that required cleaning of the carpet, drapes and general cleaning. The landlord filed photographs and invoices to support his monetary claim.

The tenant provided the landlord with a forwarding address on April 20, 2020. The landlord made this application in a timely manner, on April 29, 2020.

The landlord is claiming the following:

1.	Carpet Cleaning	\$126.00
2.	Cleaning of drapes	\$69.30
3.	General Cleaning	\$150.00
4.	Junk Removal	\$75.00
5.	Key cutting	\$7.50
6.	Filing fee	\$100.00
	Total	\$527.80

Analysis

Based on the undisputed testimony of the landlord and the photographs and invoices filed into evidence, I find that the landlord has proven his monetary claim. Since the landlord has proven his claim, he is also entitled to the filing fee.

Overall the landlord has established a claim of \$527.80. I order that the landlord retain this amount from the security deposit of \$550.00 plus decal deposit of \$20.00 in partial satisfaction of the claim and I grant the tenant an order under section 67 of the *Residential Tenancy Act* for the balance due of \$42.20. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the tenant a monetary order for the amount of **\$42.20**.

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 27, 2020