



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order permitting him to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on October 28, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on April 15, 2011, at which time the tenant paid a \$770.00 security deposit, and ended on October 19, 2011. The tenant was obligated to pay \$1,540.00 per month in rent and failed to pay rent for the rental periods beginning on July 15, August 15 and September 15. The tenant failed to adequately clean the rental unit, causing the landlord to incur an \$80.00 cleaning charge and at the end of the tenancy, 4 light bulbs were burned out which the landlord replaced at a cost of \$10.00 per bulb. The landlord seeks to recover the unpaid rent and the cost of cleaning and light bulb replacement as well as the \$50.00 filing fee paid to bring his application. The landlord voluntarily limited his claim for the cleaning to \$60.00 as this was the amount he had estimated to the tenant at the time they completed the condition inspection report at the end of the tenancy.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant was \$4,620.00 in arrears at the end of the tenancy, that she failed to adequately clean the rental unit and that she failed to replace burned out light bulbs. I find that the landlord is entitled to recover the costs claimed, including his filing fee, and I award him \$4,770.00. I order the landlord to retain the \$770.00 security deposit in partial satisfaction of the claim and

I grant him a monetary order under section 67 for the balance of \$4,000.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$4,000.00 and may retain the security deposit.

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 20, 2012

Residential Tenancy Branch