



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR MNSD 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. Despite having been personally served with the application for dispute resolution and notice of hearing on February 2, 2012, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on July 22, 2011. Rent in the amount of \$840 was payable in advance on the first day of each month. The tenant also paid an additional \$20 per month for parking. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$420, a pet deposit of \$420 and a key deposit of \$50. The tenant put a stop payment on her rent cheque for January 2012 and vacated the rental unit on or about January 22, 2012. The tenant left the key for the rental unit in the landlord's drop box and did not participate in the move-out inspection.

The landlord has claimed the following monetary amounts:

- 1) \$860 for rent and parking for January 2012;
- 2) \$25 for bank fee for January 2012 rent;
- 3) \$48.40 for carpet cleaning;
- 4) \$75 for cleaning – some cleaning was not done when the tenant moved out;
- 5) \$720.72 for linoleum repair – the linoleum was new at the beginning of the tenancy, but at the end of the tenancy there was extreme damage, where the lino was gouged and torn.

The landlord provided photographs and receipts to support their application.

Analysis

Upon consideration of the landlord's undisputed evidence, I find that they are entitled to their claim in its entirety.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$1809.12. I order that the landlord retain the security, pet and key deposits of \$890 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$919.12. 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: April 11, 2012.

Residential Tenancy Branch