



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding EQUITABLE REAL ESTATE INVESTMENT CORP. LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** MNR, MNSD, MNDC, FF

### **Introduction**

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

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Has the landlord established a claim for some or all of the above? Is the landlord entitled to the recovery of the filing fee and to retain the security deposit?

### **Background and Evidence**

The tenancy started on October 01, 2001 and ended on April 30, 2013. The rent at the end of the tenancy was \$1,179.00 plus \$50.00 for parking. Prior to moving in the tenant paid a security deposit of \$432.50 plus a key deposit of \$60.00.

During the hearing the landlord's claim was discussed. The tenant agreed to pay the following:

1.	Rent for April plus parking fee	\$1,229.00
2.	Late fee	\$25.00
3.	Unpaid rent from previous month	\$33.00
4.	Replace glass in French door	\$137.81
5.	Cleaning	\$122.50
6.	Filing fee	\$50.00
	Total	<b>\$1,597.31</b>

### **Analysis**

The landlord has established a claim of \$1,597.31. I order that the landlord retain the security deposit of \$ 432.50, the key deposit of \$60.00 and the applicable interest of \$22.89 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$1,081.92. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord a monetary order under section 67 of the *Residential Tenancy Act* for the amount of **\$1,081.92**.

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: August 13, 2013

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Residential Tenancy Branch

