



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

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 tenant C.N. appeared at the hearing representing herself only. The landlord and her witness testified that on May 6, 2013, they served the tenant M.M. with the application for dispute resolution, notice of hearing and evidence. I found that M.M. had been properly served with notice of the claim against him and the hearing proceeded in his absence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The parties agreed that the tenancy began on January 1, 2013, that rent was set at \$1,585.00 per month, that the tenants paid a \$792.50 security deposit in November 2012 and that the tenants vacated the rental unit in mid-April.

The landlord made the following claims:

Unpaid rent for April	\$1,585.00
Strata fines	\$ 600.00
Carpet replacement	\$ 500.00
Cleaning	\$ 220.00
Garbage removal and house repairs	\$ 250.00
Carpet cleaning	\$ 94.50
Move out fee	\$ 50.00
Fob and visitor pass replacement	\$ 150.00
Miscellaneous costs	\$ 79.86
Filing fee	\$ 50.00

Total	\$3,579.36
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C.N. acknowledged that the landlord was entitled to the amount claimed.

Analysis

I accept the undisputed evidence of the landlord. M.M. did not appear at the hearing and did not dispute the evidence of the landlord. C.N. agreed that the landlord was entitled to the amount sought. In the absence of evidence showing that the landlord is not entitled to the amount claimed, I find that the landlord has established her claim.

I award the landlord \$3,579.36. I order the landlord to retain the \$792.50 security deposit in partial satisfaction of the claim and I grant her a monetary order under section 67 for the balance of \$2,786.86. 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 \$2,786.86 and will 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: July 29, 2013

Residential Tenancy Branch

