



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MND, MNDC, MNSD, O

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 served with the application for dispute resolution and notice of hearing by registered mail on April 30, 2014, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on April 1, 2013 and ended on March 31, 2014. Condition inspection reports at move in and move out were conducted. The tenants were obligated to pay \$950.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$475.00 security deposit.

I address the landlord's claims and my findings around each as follows.

First Claim – The landlord is seeking \$75.00 for move out cleaning. The tenant “signed off” on this charge on the move out condition inspection report. The landlord submitted documentation to support this claim. Based on the above I find that the landlord is entitled to \$75.00 for cleaning.

Second Claim – The landlord is seeking \$497.70 for the reinstallation of a window covering, replacement of a door knob, installation of metal guard over door and patching holes in the wall and painting. The landlord submitted a receipt to support this claim as well as the condition inspection report. Based on the above I find that the landlord is entitled to \$497.70.

The landlord is entitled to the recovery of the \$50.00 filing fee.

Conclusion

The landlord has established a claim for \$622.70. I order that the landlord retain the \$475.00 security deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$147.70. 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: August 13, 2014

Residential Tenancy Branch

