



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **Decision**

**Dispute Codes:** MND, MNDC, FF

### **Introduction**

This hearing dealt with an application by the landlord for a monetary order for damage to the unit, loss of income for July 2008 and recovery of the filing fee. The request for an order to retain the security deposit in partial satisfaction of the claim was withdrawn as it was dealt with in a previous decision. The landlord's agent participated in the hearing and gave affirmed testimony. Neither tenant appeared. All of the testimony and documentary evidence was carefully considered.

### **Issue to be Decided**

- Whether the landlord is entitled to a monetary order

### **Background and Evidence**

The month to month tenancy began on April 3, 2008. Rent in the amount of \$875.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected a security deposit of \$437.50. A move-in inspection was completed. The tenants moved out without notice at the end of June. A move-out inspection was scheduled but neither tenant attended.

The landlord's agent provided a Canada Post tracking number for the application for dispute resolution and notice of hearing package served by registered mail dated July 23, 2008. The package was returned as unclaimed on August 8, 2008.

Pictures and a receipt in the amount of \$1,050.00 for cleanup and repair of damage to the unit were submitted as evidence. The unit remained vacant in July but new tenants were found for August 2008.

### **Analysis**

I find that the tenants were properly served by registered mail with the application for dispute resolution and notice of hearing. I also find that the landlord has established a claim for \$1,925.00 comprising cost of cleanup and repairs of damage to the unit (\$1,050.00) and lost revenue for July 2008 (\$875.00). I further find the landlord is entitled to recovery of the \$50.00 filing fee.

### **Conclusion**

I hereby grant the landlord a monetary order under section 67 for \$1,975.00. This order must be served on the tenant and may be filed in the Small Claims Court and enforced as an order of that Court.

DATE: September 26, 2008

