

# Dispute Resolution Services

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

## **DECISION**

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

### **Introduction**

This matter dealt with an application by the landlord for a monetary order for damages to the rental unit and for unpaid rent. The landlord also seeks to retain all or part of the security deposit and to recover the filing fee for the cost of this application.

The landlord's agent appeared at the hearing and gave evidence that the tenant had been served the application for dispute resolution and notice of hearing via registered mail sent on October 23, 2008. Service via registered mail is deemed to be complete 5 days after being mailed and I therefore find that the tenant has been duly served effective October 28, 2008.

### **Issue(s) to be Decided**

- Is the landlord entitled to a monetary order, and if so in what amount?

### **Background and Evidence**

The landlord's agent gave evidence at the hearing that the tenant had vacated the rental unit on October 2, 2008 after giving only three days written notice. The landlord claims loss of revenue for the month of October as they were unable to rent the property out until November 1, 2008.

The landlord further claims for damages to the rental unit for lack of cleaning and for re-keying the locks.

### **Analysis**

I find that based upon the undisputed evidence of the landlord's agent, that he has established a claim for a monetary order as follows:

Re-Keying of Locks	\$50.00
Cleaning of Drapes	\$75.00
Light Bulbs	\$ 7.00
Garbage Removal	\$50.00
Cleaning of Rental Unit	\$196.00
Carpet Cleaning	\$95.00
Filing Fee	\$50.00
Loss of Revenue (October 2008)	\$829.60
<b>Total of Claim</b>	<b>\$1352.60</b>
Minus Security Deposit Plus Interest	-\$299.84
<b>Total Balance Owing</b>	<b>\$1052.76</b>

### **Conclusion**

I order that the landlord may retain the security deposit plus interest in the amount of \$299.84 and I grant a monetary order for the balance of \$1052.76. The order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: November 26, 2008