



Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: MND & FF

Introduction:

This hearing dealt with an application by the landlord for a monetary claim related to damage to the rental unit. Although the tenants were served with notice of this hearing and application by registered mail, they did not appear. I proceeded with the hearing in the tenant's absence as I consider the tenants to have been served pursuant to section 90(a) of the *Act*.

Issues to be Determined:

The landlord is seeking costs related to cleaning the rental unit after the tenants vacated. The landlord submitted a receipt for the sum of \$393.75 for cleaning the rental unit after the tenants vacated. The landlord submitted that the tenants vacated early after providing insufficient notice. The tenants requested that their security deposit plus interest be applied to the remaining rent owed for October 1 to 15th, 2008. The landlord successfully rented the unit as of October 16, 2008.

Analysis:

The tenants were required to return the rental unit in a reasonably clean state and undamaged. In the absence of any evidence from the tenants', I accept the landlord's application for the cost of cleaning the rental unit.

I find that the landlord has established a total monetary claim for the sum of \$443.75 including the recovery of the \$50.00 filing fee paid for this application.

Conclusion:

I grant the landlord's application and issue the landlord a monetary Order for the sum of **\$443.75**. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Dated January 09, 2009.
