



## **Dispute Resolution Services**

Residential Tenancy Branch  
Ministry of Housing and Social Development

### **Decision**

#### **Dispute Codes:**

MNR

MND

FF

#### **Introduction**

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for rent owed and for cleaning costs.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on June 12, 2009, the tenant did not appear.

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

The landlord stated that the tenant vacated the unit on May 31, 2008 leaving rental arrears of \$89.00 for March, 2008 and \$545.00 rent for the month of June 2009, and \$166.25 for a portion of the clean-up costs

The issue to be determined, based on the testimony and evidence, is whether or not the landlord is entitled to monetary compensation for rental arrears owed and for expenditures for cleaning.

#### **Background and Evidence**

The landlord testified that the tenancy began on August 21, 2007. No security deposit was paid. The landlord testified that when the tenant failed to pay \$89.00 rent for April 2008 and \$545.00 rental arrears for May 2009 and a 10-Day Notice

to End Tenancy for Unpaid Rent was issued and served on May 7, 2008. The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy dated May 7, 2008 with effective date of May 18, 2008 and a copy of the tenant's ledger confirming the arrears. Also submitted into evidence were copies of the Move-In and Move-Out Inspection Report and copies invoices for cleaning and carpet cleaning verifying the \$166.25 compensation being claimed by the landlord.

### **Analysis**

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent in person. The tenant has not paid the outstanding rent and did not apply to dispute the Notice.

I find that the landlord has established a total monetary claim of \$850.25 comprised of \$634.00 accumulated rental arrears, \$166.25 cleaning costs and the \$50.00 fee paid by the landlord for this application.

### **Conclusion**

I hereby grant the Landlord an order under section 67 for \$850.25. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

September 2009

Date of Decision

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Dispute Resolution Officer