



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, MNDC, O, FF

### Introduction

Some documentary evidence, photo evidence, and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by hand on May 30, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for a monetary order for \$597.95 and a request for the respondent to bear the \$50.00 cost of the filing fee that was paid for this hearing.

### Background and Evidence

The applicant testified that:

- The respondent moved out of the rental unit without giving any notice and as a result the landlord lost one full month rental income of \$460.00.
- The tenant left a substantial amount of garbage behind in the landlord had to pay \$12.00 for disposal that garbage.
- The tenant had requested a lock for his room which the landlord had supply at a cost of \$2.00.



# Dispute Resolution Services

Page: 2

Residential Tenancy Branch  
Ministry of Housing and Social Development

- The tenant left the carpets in the rental unit extremely dirty and in need of carpet cleaning at a cost of \$103.95
- The tenant left the keyboard to the landlord's computer broken and it had to be replaced at a cost of \$20.00.

The applicant is therefore requesting an order for \$597.95 for the above, and a further \$50.00 for the filing fee paid for today's dispute resolution hearing, for a total of \$647.95.

## Analysis

Having reviewed all the photo and written evidence and it is my decision that I find in favour of the landlord for the full amount claimed.

The Residential Tenancy Act requires that the tenant give one clear month Notice to End Tenancy and since the tenant failed to do so the tenant is liable for the lost rental revenue.

The landlord has also shown that the tenant left the rental unit in need of substantial cleaning and left the computer keyboard damaged.

## Conclusion

I have issued an order for the respondent to pay \$647.95 to the applicant.

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: September 08, 2009.

---

Dispute Resolution Officer