



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for a monetary order for unpaid rent and utilities, for compensation for cleaning expenses and to recover the filing fee for this proceeding. The Landlord also applied to keep the Tenants' security deposit.

The Landlord said she served the Tenants by registered mail to their forwarding address on July 15, 2009 with a copy of the Application and Notice of Hearing. I find that the Tenants were served as required by s. 89 of the Act and the hearing proceeded in the Tenants' absence.

Issues(s) to be Decided

1. Are there arrears of rent and utilities and if so, how much?
2. Is the Landlord entitled to compensation for cleaning expenses and if so, how much?
3. Is the Landlord entitled to keep the Tenants' security deposit?

Background and Evidence

This tenancy started on November 1, 2008 and ended on July 15, 2009 when the Tenants moved out. Rent was \$1,300.00 per month payable in advance on the 1st of each month plus utilities. The Tenants paid a security deposit of \$650.00 at the beginning of the tenancy.

The Landlord claimed that the Tenants did not pay rent for May, June and July 2009 and that she was unable to re-rent the rental unit until August 1, 2009. The Landlord provided a written acknowledgement from the Tenants that they had rent arrears as alleged. The Landlord also claimed that the Tenants had unpaid utilities (gas and Hydro) and that she incurred expenses for general cleaning and carpet cleaning at the end of the tenancy.

Analysis

I find that the Landlord is entitled to recover rent arrears in the amount of \$3,900.00, an unpaid gas account of \$18.39 (the Tenants' portion) and an unpaid Hydro account in the amount of \$27.17. Based on the oral evidence and receipts provided by the Landlord, I also find that she is entitled to recover carpet cleaning expenses of \$351.75, general



Dispute Resolution Services

Page: 2

Residential Tenancy Branch
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cleaning expenses of \$425.00, postage fees of \$23.80 and the \$50.00 filing fee for this proceeding.

I order the Landlord to keep the Tenants' security deposit and accrued interest in partial payment of the damage award. The Landlord will receive a monetary order for the balance owing as follows:

Rent arrears:	\$3,900.00
Unpaid utilities:	\$45.56
General cleaning:	\$425.00
Carpet cleaning:	\$351.75
Postage fees:	\$23.80
Filing fee:	<u>\$50.00</u>
Subtotal:	\$4,796.11
Less: Security deposit:	(\$650.00)
Accrued interest:	<u>(\$1.62)</u>
Balance owing:	\$4,144.49

Conclusion

A Monetary Order in the amount of **\$4,144.49** has been issued to the Landlord and a copy of it must be served on the Tenant. If the amount is not paid by the Tenants, the Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an Order of that Court.

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: November 03, 2009.

Dispute Resolution Officer