

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application filed by the landlord seeking:

1. A monetary order for unpaid rent;
2. A monetary order for compensation for damage or loss;
3. An order to be allowed to retain the security deposit; and
4. Recovery of the filing fee.

I accept the landlord's evidence that the tenant was served with this Application by way of registered mail.

The landlord attended the hearing and gave evidence under oath.

Issues(s) to be Decided

Whether the landlord is entitled to the Orders sought.

Findings

Rental Arrears

The landlord provided evidence to show that the tenant paid only partial rent of \$400.00 for October 2009 leaving a balance owing of \$355.00. The landlord served the tenant with a 10 day Notice to End Tenancy and the tenant moved on or about October 21, 2009. In addition the tenant did not clean the rental unit and left belongings behind that needed to be packed. The landlord is seeking \$68.25 for carpet cleaning and \$160.20 for cleaning the rental unit and packing up the tenant's goods.

Based on the undisputed evidence of the landlord I find they are entitled to the rental arrears and cleaning costs claimed which total \$583.45. As the landlord has been successful in this application I will also award the landlord recovery of the filing fees in the sum of \$50.00.

Calculation of total Monetary Award

The landlord holds a security deposit and has sought to retain that deposit in partial satisfaction of the monetary orders made in this decision. The monetary award is therefore calculated as follows

Rental Arrears, cleaning and packing costs	\$583.45
Filing Fees for the cost of this application	50.00
Less security deposit paid June 6, 2009	-377.50
Total sum owed by Tenant to Landlord	\$255.95

Conclusion

The landlord is provided with a formal copy of an order for the total monetary award as set out above. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Provincial Court of British Columbia.