

DECISION

Dispute Codes MNR, FF

Introduction

This was the hearing of the landlord's application for a monetary order. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not participate although he was personally served with the application for dispute resolution and Notice of hearing by the landlord on November 28, 2009.

Background and Evidence

The tenancy began October 12, 2009 for a fixed term with rent in the amount of \$1,550.00 due in advance on the first day of each month. The tenant's initial payment of rent, a security deposit and a pet deposit was returned "NSF". The tenant did not make any payment of rent and abandoned the rental unit on or about October 31, 2009. The tenant damaged the rental unit and left behind a large quantity of cast off furniture. The landlord was put to significant expense removing and storing the tenant's belongings and later disposing of them. The landlord has claimed payment of the sum of \$1,125.00, being pro-rated rent of \$1,085.00 for the month of October, plus a \$40.00 processing fee paid with respect to the tenant's NSF cheque. The landlord has claimed the additional sum of \$1,550.00 as loss of revenue for the month of November. The landlord has incurred additional and as yet unclaimed costs for cleanup, repairs and disposal of the tenant's goods since he file this application.

Analysis and Conclusion

I find that the landlord is entitled to a monetary order in the amount of \$2,675.00, being rent for October and loss of revenue for November. The landlord is entitled to recover the \$50.00 filing fee for this application for a total claim of \$2,725.00 and I grant the landlord an order under section 67 in the said amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

The landlord has leave to apply for a further monetary order for his expenses to clean and repair the rental unit and to store and dispose of the tenant's goods.

Dated: March 26, 2010.
