

DECISION

Dispute Codes: MNR, MND and FF

Introduction

This application was brought by the landlord seeking a Monetary Order for unpaid rent, damage to the rental unit and recovery of the filing fee for this proceeding.

Despite having been served with the Notice of Hearing sent by registered mail, the tenant did not call in to the number provided to enable her participation in the telephone conference call hearing. Therefore, it proceeded in her absence.

Issues to be Decided

This application requires a decision on whether the landlord is entitled to a Monetary Order for the claims submitted.

Background and Evidence

This tenancy began on October 1, 2003 and ended on June 30, 2010. The tenant's share of rent was \$431 per month.

During the hearing, the landlord gave evidence that the tenant had given written notice on June 13, 2009 that she would be leaving the rental unit on June 30, 2009. By reply of June 26, 2009, the landlord acknowledged the notice, provided a move-out check list, and asked the tenant to suggest an appropriate time for the building manager to conduct the joint move-out condition inspection. The tenant did not attend.

The landlord gave further evidence that, at the end of the tenancy, the tenant had a rent shortfall for May 2009 of \$100 and that she had paid none of the \$431 rent due for June 2009.

The landlord also submitted claims for \$70 for general cleaning for \$240.03 for carpet cleaning (receipts provided).

By letter of October 30, 2009, the landlord wrote to the tenant outlining the claims, requesting payment and inviting contact from the tenant if she disagreed with the charges or could not make payment in full. The letter advised that she did not make payment or contact the landlord within 30 days, the matter would be referred to dispute resolution.

Analysis

In the absence of any evidence to the contrary, I find that the tenant owes to the landlord, including recovery of the \$50 filing fee for this proceeding, an amount calculated as follows:

Rent shortfall for May 2009	\$100.00
Rent for June 2009	431.00

General cleaning	70.00
Carpet cleaning	240.03
Filing fee	<u>50.00</u>
TOTAL	\$891.03

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia, for **\$891.03** for service on the tenant.

May 17, 2010