

DECISION

Dispute Codes: MNR, MND, MNDC and FF

Introduction

This application was brought by the landlord seeking a Monetary Order for unpaid rent and utilities, cleaning costs, advertising cost and recovery of the filing fee for this proceeding after the tenant vacated the rental unit less than a week's notice.

Despite having been served with the Notice of Hearing served in person on January 10, 2010, the tenant did not call in to the number provided to enable his 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 unpaid rent and utilities filing fee, and cleaning and advertising costs.

Background, Evidence and Analysis

This tenancy began on November 1, 2009 and ended on December 5, 2009. Rent was \$1,300 per month, and while the tenants had agreed to pay a security deposit, the payment was never made.

During the hearing, the landlord submitted into evidence a copy of the tenant's letter giving notice to end the tenancy. The letter was dated December 1, 2009 and gave an end of tenancy date of December 7, 2009. The December 2009 rent was not paid. As a result of the tenant ending the tenancy after little more than one month, the landlord claims and I find as follows:

December rent - \$1,300. Section 45 of the *Act* requires that tenants give at least one clear month's notice to end tenancy. The landlord submits an advertising invoice to substantiate that she attempted to mitigate her loss as required under section 7(b) of the *Act*. While the tenant was not able to obtain a new tenant for January, she claims only the unpaid rent for December. This claim is allowed in full.

General Cleaning - \$135. The landlord gave evidence that the rental unit had been left in dire need of cleaning and supports this claim with a paid invoice. It is allowed in full.

Carpet cleaning - \$136.50. While carpet cleaning claims may be disallowed in very short term tenancies, I accept the evidence of the landlord that, partially due to the time of year of the move, it was essential that the carpets be cleaned before the unit could be offered for rent. This claim is allowed.

Hydro - \$67.39. The landlord submits the hydro bill for the period from December 9, 2009 to February 8, 2010, has calculated a per diem and asks for the balance of the December usage. The claim is allowed.

Advertising - \$54.58. While advertising may be considered a normal cost of doing business, in view of the short length of the tenancy and the improper notice to end, I find that this cost is beyond what a landlord might reasonable expect and allow the claim in full.

Filing fee - \$50. Having found full merit in the landlord's application, I find that she is entitled to recover the filing fee for this proceeding from the tenant.

Thus, I find that the tenant owes to the landlord an amount calculated as follows:

Unpaid rent for December 2009	\$1,300.00
General cleaning	135.00
Carpet cleaning	136.50
Hydro	67.39
Advertising	54.58
Filing fee	50.00
TOTAL	\$1,743.47

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order for \$1,743.47, enforceable through the Provincial Court of British Columbia, for service on the tenant.

June 14, 2010