

DECISION

Dispute Codes MNR, MNDC, MNSD, FF

Introduction

This is the Landlord's application for a Monetary Order for unpaid rent, shampooing the carpets at the rental unit and removing and storing the Tenant's belongings; to apply the security deposit towards partial satisfaction of its monetary award; and to recover the cost of the filing fee from the Tenant.

The Landlord's agent gave affirmed testimony at the Hearing. The Landlord's agent testified that she mailed the Notice of Hearing documents to the Tenant, by registered mail on January 19, 2010, to the address the Tenant noted on the bottom of the move-out Condition Inspection Report. The Landlord's agent provided the tracking number for the registered mail. I am satisfied that the Tenant was served with the Notice of Hearing documents.

This matter was scheduled to be heard by teleconference on June 30, 2010, at 10:30 a.m. By 10:40 a.m. the Tenant had not signed into the teleconference and the Hearing continued in his absence.

Issues(s) to be Decided

Is the Landlord entitled to a Monetary Order for unpaid rent and compensation for shampooing the carpets and removing/storing the Tenant's belongings?

Background and Evidence

The tenancy began on May 1, 2009, and ended on December 15, 2009. The Tenant paid a security deposit in the amount of \$550.00 at the beginning of the tenancy. Monthly rent was \$1,125.00, due on the first day of each month.

The Landlord's agent testified that the Tenant gave written notice that he was ending the tenancy effective January 1, 2010, but moved out of the rental unit on December 14, 2009. The Landlord's agent testified that the Tenant did not pay rent for the month of December, 2009.

The Landlord's agent testified that the Tenant did not shampoo the carpets at the end of the tenancy and left some belongings at the rental unit. The Landlord's agent testified that the Tenant agreed that the Landlord could apply the full amount of the security deposit towards unpaid rent, carpet shampooing and removal and storage of his belongings, by signing the appropriate section of the Condition Inspection Report. The Landlord provided a copy of the Condition Inspection Report in evidence.

The Landlord provided copies of invoices for carpet shampooing and removal/storage of the Tenant's belongings.

Analysis

Based on the testimony and documentary evidence provided, I am satisfied that the Tenant agreed in writing that the Landlord could apply the security deposit in the amount of \$550.00 towards her monetary claim. No interest has accrued on the security deposit.

The invoice with respect to the removal/storage of the Tenant's belongings is from the Landlord's agent and charges \$40.00 per hour for two hours worth of labour. I find this amount to be excessive and allow this portion of the Landlord's claim at the rate of \$25.00 per hour.

The balance of the Landlord's application is allowed as claimed.

The Landlord has been successful in its application and is entitled to recover the cost of the filing fee from the Tenant.

The Landlord has established a monetary award, calculated as follows:

Unpaid rent for the month of December, 2009	\$1,125.00
Cost of shampooing the carpet	\$80.00
Cost of removing/storing Tenant's belongings (2 hours @\$25.00 per hour)	\$50.00
Recovery of filing fee	\$50.00
Less security deposit paid	<u>-\$550.00</u>
Total Monetary Order against the Tenant	\$755.00

Conclusion

I hereby grant the Landlord a Monetary Order in the amount of \$755.00 against the Tenant. This Order must be served on the Tenant and may be filed in the Provincial Court of British Columbia (Small Claims) 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: July 13, 2010.

Dispute Resolution Officer