



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

This was an application by the landlord for a monetary order for unpaid rent and . The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing by personal service on May 18, 2010.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy started November 16, 2009 and ended May 06, 2010, when the tenant purportedly abandoned the tenancy. Rent payable was \$790 per month. At the outset of the tenancy the landlord collected a security deposit of \$395.

At the end of the tenancy the landlord only conducted an inspection and completed a condition report which they subsequently provided to the tenant and this hearing.

The landlord claims end- of - tenancy expenses as per the tenancy agreement for carpet cleaning in the amount of \$75, and claims the suite required some cleaning in the amount of \$25. The landlord also claims unpaid rent for the last month of occupancy in the amount of \$790. For a total claim of **\$890**

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the

amount of \$890. The landlord is entitled to recover the \$50 filing fee paid for their application for a total award of **\$940**.

Conclusion

I order that the landlord retain the deposit and interest of \$395 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$545**. If necessary, this order may be filed in the Small Claims Court 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*.