



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

This was an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the monetary award. the hearing was conducted by conference call. The landlord's representative participated in the hearing, but the tenant did not call and did not participate although she was served with the application for dispute resolution and Notice of Hearing sent by registered mail on June 7, 2010

Issues(s) to be Decided

Is the landlord entitled to a monetary award and if so in what amount?

Background and Evidence

The tenancy began on February 1, 2010 with rent in the amount of \$750.00 payable on the first of each month. the tenant paid a security deposit of \$75.00 on January 11, 2010. The tenant did not pay rent for May, 2010. She moved out sometime in May without providing written notice and without providing her forwarding address to the landlord. The landlord advertised the unit for rent and succeeded in re-renting it commencing June 15, 2010.

The landlord has claimed unpaid rent for May, loss of revenue for two week of June, cleaning and painting costs, the cost of replacing locks, and advertising charge and a fee paid to track the tenant to obtain her new address.

Analysis and Conclusion

I find that the landlord is entitled to a monetary claim for unpaid rent for May and loss of revenue for two weeks in June due to the tenant's failure to provide proper notice. This amounts to the sum of \$1,125.00. The landlord spent \$146.00 to advertise the unit for rent so as to mitigate his damages; he was successful in doing so and I allow the advertising claim in the amount of \$146.00. The landlord's claims for cleaning, including carpet cleaning and repainting a damaged wall total \$159.00. I allow these claims. I allow the landlord's claims for replacing the suite entrance lock and mailbox lock and the replacement of front entrance keys in the amount of \$93.60.

The landlord claimed the sum of \$236.25 paid to locate the tenant. He claimed \$50.00 as an applicant administration fee. These are not allowable expenses and they are denied.

The claims I have allowed amount to \$1,523.60. the landlord is entitled to recover the \$50.00 filing fee for a total award of \$1,573.60. I order that the landlord retain the security deposit of \$375.00 in partial satisfaction of the award and I grant the landlord a monetary order under section 67 for the balance of \$1,198.60. This order may be registered in the Small Claims court and enforced as an order of that court.