



# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on or about July 9, the tenant did not participate in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began on September 1, 2008 and ended on or about September 30, 2009. The tenant was obligated to pay \$730.00 per month in rent and on July 24, 2008 paid a \$365.00 security deposit.

The tenant failed to pay rent in the months of August and September 2009. The tenant further failed to pay \$64.98 in hydro costs during the tenancy and the tenant failed to clean the carpet at the end of the tenancy. The landlord cleaned the carpet at a cost of \$83.95.

### Analysis

I accept the landlord's undisputed testimony and find that the tenant failed to pay rent in the months of August and September. I award the landlord \$1,460.00 in unpaid rent. I

find that the tenant failed to pay \$64.98 of the hydro costs invoiced during her tenancy and I award the landlord \$64.98.

I find that the tenant was obligated to clean the carpet and failed to do so and I find that the landlord is entitled to recover the cost of cleaning the carpet. I award the landlord \$83.95.

I find that the landlord is entitled to recover the cost of the filing fee paid to bring this application and I award the landlord \$50.00.

### Conclusion

The landlord has been awarded a total of \$1,608.93. I order the landlord to retain the \$365.00 security deposit in partial satisfaction of the claim and I grant the landlord a monetary order under section 67 for the balance of \$1,243.93. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court. I note that no interest is payable on the deposit.

Dated: November 19, 2010

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Dispute Resolution Officer