

## **DECISION**

Dispute Codes      FF, MND, MNDC, MNR, MNSD

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on March 17, 2011, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background, Evidence

The landlord's undisputed testimony is as follows. The tenancy began on April 1, 2010 and ended on February 28, 2011. The tenants were obligated to pay \$875.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$437.50 security deposit. The tenant gave notice to move out on February 11, 2011 and left the unit dirty. The landlord is seeking loss of revenue for the month of March, carpet cleaning, blind cleaning and general cleaning of the unit as well as the late rental payment fee for the month of February.

### Analysis

The landlord provided documentary evidence as well as oral testimony to support their claim. I accept that the tenant gave short notice and left the unit in a state that was not rentable.

### Conclusion

In summary, the landlord has been successful in the following claims:

Loss of Revenue (March)	\$ 875.00
Carpet Cleaning	\$ 56.00
Blind Cleaning	\$ 56.00
General Cleaning	\$ 44.80
Filing Fee	\$ 50.00
Late Rental payment fee ( Feb )	\$ 20.00
<b>Total:</b>	<b>\$ 1101.80</b>

The landlord has established a claim for \$1101.80. I order that the landlord retain the deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$664.30. 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*.

Dated: June 29, 2011.

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Residential Tenancy Branch