

DECISION

Dispute Codes FF, MNR, MNSD, OPR

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by registered mail on October 4, 2011. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

At the outset of the hearing the landlord advised that the tenant's have moved out and no longer requires an order of possession, as a result I dismiss that portion of the landlord's application. The tenancy began on or about February 1, 2011. Rent in the amount of \$995.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$497.50 as well as a \$250.00 pet deposit. The tenant failed to pay rent in the month(s) of September and on September 2, 2011 the landlord served the tenant with a notice to end tenancy. The landlord also is seeking recovery of costs to clean the unit. The landlord provided a condition inspection report when the tenant's moved in and photographs of the condition of the unit when the tenant's moved out. The landlord is

seeking compensation for 26.5 hours of cleaning X \$18.00 per hour = \$477.00, as well as \$77.00 for two loads to be dumped at the landfill for a total of \$554.00.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice.

As for the monetary order, I find that the landlord has established a claim for \$995.00 in unpaid rent and \$554.00 in cleaning costs. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$497.50 security deposit and \$250.00 pet deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$851.50. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$851.50. The landlord may retain the security deposit.

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: October 31, 2011.

Residential Tenancy Branch