



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNR, MNSD

### Introduction

A substantial amount of documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed to the forwarding address provided by the respondent's at the end of the tenancy; however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$1231.80 and a request to retain the full security deposit of \$390.00 towards the claim.

### Background and Evidence

The applicant testified that:

- The tenants did not pay the full rent for the month of January 2012 and at this time there is still \$200.00 outstanding.

- The tenants did not give the required one month Notice to End Tenancy, and vacated on January 31, 2012 after giving notice on January 11, 2012.
- They attempted to re-rent the unit but were unsuccessful and therefore they lost the full rental/parking revenue for the month of February 2012 in the amount of \$800.00.
- The tenants also left the rental unit in need of cleaning at a cost of \$80.00 and carpet cleaning at a cost of \$84.00.
- The tenants are also responsible for a City of New Westminster electrical bill in the amount of \$17.80.

The applicants are therefore requesting an order as follows:

Rent outstanding for January 2012	\$200.00
Lost rent/parking revenue for February 2012	\$800.00
Carpet cleaning cost	\$84.00
Suite cleaning cost	\$80.00
City of New Westminster electrical bill	\$17.80
Filing fee	\$50.00
Total	\$1231.80

### Analysis

It is my finding that the tenants failed to pay \$200.00 of the January 2012 rent and therefore I allow that portion of the claim.

It is also my finding that the tenants failed to give the required Notice to End Tenancy and as a result the landlords lost the full rental revenue and parking revenue for the month of February 2012 in the amount of \$800.00. I therefore allow that portion of the landlords claim.

I also allow the landlords request for recovery of the \$50.00 filing fee.

I deny the claims for the carpet cleaning, suite cleaning, and City of New Westminster electrical bill, because the applicants have provided no evidence in support of these claims.

Conclusion

I have allowed \$1050.00 of the landlords claim and I therefore order that the landlords may retain the full security deposit of \$390.00 and have issued a monetary order in the amount of \$660.00.

The remainder of this claim is dismissed without leave to reapply.

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: April 17, 2012.

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Residential Tenancy Branch