



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: OPR, MNR, MND, FF

### Introduction

This hearing was scheduled in response to an application by the landlords for an order of possession / a monetary order as compensation for unpaid rent or utilities / compensation for damage to the unit, site or property / and recovery of the filing fee. Landlord "QS" participated in the hearing and gave affirmed testimony. Despite in-person service of the application for dispute resolution and notice of hearing on May 9, 2012, the tenant did not appear.

### Issue(s) to be Decided

Whether the tenants are entitled to any of the above under the Act, Regulation or tenancy agreement.

### Background and Evidence

Pursuant to a written tenancy agreement, a copy of which is not in evidence, the tenancy began on April 1, 2012. Monthly rent of \$550.00 is due and payable in advance on the first day of each month. No security deposit was collected.

The tenant paid \$550.00 to the landlords in April 2012. As no further payment was received on May 1, 2012, the landlords served the tenant with a 10 day notice to end tenancy for unpaid rent dated May 3, 2012. The notice was served in-person on that same date. A copy of the notice was submitted in evidence. Subsequently, the tenant made no further payments to the landlords, and vacated the unit on May 19, 2012 without providing a forwarding address. As the tenant has vacated the unit, the landlords withdrew their application for an order of possession.

In regard to the claim for costs associated with cleaning, the landlords claimed that the carpet requires cleaning. However, it is not clear whether or not the landlords have yet cleaned the carpet. In any event, there is no documentary evidence in support of any related cost to the landlords.

### Analysis

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord, I find that the tenant was served with a 10 day notice to end tenancy for unpaid rent dated May 3, 2012. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply to dispute the notice. As the tenant vacated the unit on May 19, 2012, the landlords withdrew their application for an order of possession.

As for the monetary order, I find that the landlords have established entitlement to a claim of \$600.00. This is comprised of \$550.00 in unpaid rent for May 2012, in addition to the \$50.00 filing fee. Accordingly, I grant the landlords a monetary order in the amount of \$600.00.

As the landlords' application includes no documentary evidence in support of costs associated with carpet cleaning, this aspect of the claim is dismissed with leave to reapply.

### Conclusion

Pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlords in the amount of \$600.00. This order may be served on the tenant, 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: May 30, 2012.

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Residential Tenancy Branch