



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Dispute Codes MND MNR FF

Introduction

This hearing dealt with an application by the landlord for a monetary order for damages and unpaid rent. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on March 2, 2012, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on December 1, 2009. Rent in the amount of \$327 was payable in advance on the first day of each month. The tenants did not pay \$98.50 of their rent for February 2011 and then they moved out of the rental unit. The landlord has claimed \$98.50 in outstanding rent for February 2011; \$327 in lost revenue for March 2011; \$180 for nine hours of cleaning at \$20 per hour; \$56 for carpet cleaning; and \$15 for half an hour of labour to repair the bathroom cabinet door.

Analysis

Based on the undisputed evidence, I find that the landlord is entitled to their monetary claim in its entirety. As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$726.50. 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: May 14, 2012.

Residential Tenancy Branch