



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

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 June 14, 2012. 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?

Is the landlord entitled to a monetary order for the costs incurred for cleaning and repairing the unit?

Background and Evidence

The tenancy began on or about July 15, 2009. Rent in the amount of \$850.00 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 \$425.00 and a pet deposit of \$200.00. The tenant failed to pay rent in the month(s) of May and on May 2, 2012 the landlord served the tenant with a notice to end tenancy. The tenant vacated by the end of the May however did not leave the unit in a clean and reasonable manner.

The landlord is seeking the costs of cleaning the unit-\$84.00, carpet cleaning- \$84.00, drapery cleaning- \$25.00 , garbage removal-\$224.00, key and lock replacement-\$75.00, patching and painting some drywall-\$175.00 and late payment fee-\$20.00 for a total of \$687.00. The landlord has provided the move in and move out condition inspection report as well as receipts to support his claim.

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 \$850.00 in unpaid rent and \$687.00 for cleaning, repairs and other miscellaneous charges. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$425.00 security deposit and the \$200.00 pet deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$962.00. 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 \$962.00. The landlord may retain the security deposit and pet deposits.

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: August 15, 2012.

Residential Tenancy Branch