



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR, MND, FF

Introduction

This hearing concerns the landlord's application for a monetary order as compensation for unpaid rent / compensation for damage to the unit, site or property / and recovery of the filing fee. The landlord's agent participated in the hearing and gave affirmed testimony. Despite service of the application for dispute resolution and notice of hearing by way of registered mail, the tenant did not appear. Evidence submitted by the landlord includes the Canada Post tracking number for the registered mail, and the Canada Post website informs that the package was "successfully delivered."

Issue(s) to be Decided

Whether the landlord is entitled to the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement, the month-to-month tenancy began on September 1, 2008. Monthly rent is due and payable in advance on the first day of each month. When tenancy ended in January 2012, monthly rent was \$340.00. A move-in condition inspection report was completed with the participation of both parties.

Arising from rent which remained unpaid when due on January 1, 2012 in the amount of \$340.00, the landlord issued a 10 day notice to end tenancy for unpaid rent dated January 6, 2012. The notice was served by regular mail. Subsequently, the tenant made no further payment toward rent, and it is understood that she vacated the unit sometime prior to January 13, 2012 without providing a forwarding address. Thereafter, on January 13, 2012 a move-out condition inspection report was completed by the landlord in the absence of the tenant, at which time the landlord found a unit in need of certain cleaning.

Analysis

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the tenant was served with a 10 day notice to end tenancy for unpaid rent dated January 6, 2012. The tenant did not pay the outstanding rent within 5 days of receiving the notice, did not apply to dispute the notice, and vacated the unit sometime before January 13, 2012 without providing a forwarding address.

As for the monetary order, I find that the landlord has established entitlement to a claim of \$558.00, which is comprised as follows:

\$340.00: *unpaid rent for January 2012*

\$168.00: *cleaning in the unit*

\$50.00: *filing fee*

Conclusion

Pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlord in the amount of \$558.00. 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: September 07, 2012.

Residential Tenancy Branch