



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This was the hearing of the landlord's application for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The hearing was conducted by conference call. The landlord's representative and the tenants called in and participated in the hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

Background and Evidence

The rental unit is an apartment in Burnaby. The tenancy began on November 1, 2011 for a one year fixed term and thereafter month to month with rent in the amount of \$1,270.00 payable on the first of each month. The tenants paid a security deposit of \$635.00 on October 6, 2011.

On October 6, 2012 the tenant gave notice of their intention to move out of the rental unit on October 31, 2012. The landlord's representative testified that the landlord was unable to re-rent the unit for the month of November. The landlord claimed loss of revenue for November in the amount of \$1,270.00 based on the late Notice. After the tenants moved out they signed a condition inspection report acknowledging responsibility for suite cleaning in the amount of \$40.00, carpet cleaning in the amount of \$100.80 and blind cleaning in the amount of \$156.32.

Analysis and conclusion

I find that the tenants failed to give a full month's notice to end the tenancy and that they are liable for loss of revenue for November. I award the landlord the cleaning charges claimed in the amount of \$297.12. The landlord agreed to provide the tenants with copies of the invoices for its cleaning charges and I order that the landlord mail copies of those to the tenants forthwith. The landlord is entitled to recover the \$50.00 filing fee

for this application for a total award of \$1,617.12. I order that the landlord retain the \$635.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$982.12. This order may be registered 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: January 16, 2013

Residential Tenancy Branch

