



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding WL TREEHOUSE APARTMENTS LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

MNR, MNSD, MNDC, FF

### **Introduction**

This was an application by the landlord for a monetary order. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on January 10, 2013. The landlord provided proof of mail registration including the receipt and tracking number for the mail, apparently sent to the tenants forwarding address as provided by the tenant. The tenant is deemed served on the 5<sup>th</sup> day after the registered mail is sent.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order in the amount claimed?

### **Background and Evidence**

The undisputed testimony and evidence of the landlord is that the tenancy started August 31, 2012 and ended December 31, 2012. Rent payable was \$650.00 per month. At the outset of the tenancy the landlord collected a security deposit of \$325.00. The landlord learned of the tenant's move soon after they vacated from the rental unit, from the tenant's employer, telling the landlord the tenant had already moved into new accommodations in another community. The landlord contacted the tenant, obtained their particulars and discussed the tenancy.

The landlord claims the tenant's abandonment of the unit caused them a loss of rent revenue for January 2013. The landlord claims loss of revenue for January 2013 in the amount of \$650.00. The landlord further claims they had to expend \$128.80 for carpet

cleaning and \$100.00 for general cleaning. The landlord provided receipts for the amount claimed for a total claim of \$878.80.

### **Analysis**

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the loss and amounts claimed and that they are entitled to compensation in the amount of \$878.80. The landlord is entitled to recover the \$50 filing fee paid for their application for a total award of **\$928.80**.

### **Conclusion**

**I Order** that the landlord retain the deposit and interest of \$325.00 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$603.80**. If necessary, this order may be filed in the Small Claims Court and enforced as an Order of that Court.

**This Decision is final and binding on both parties.**

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: March 07, 2013

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Residential Tenancy Branch

