



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Performance Realty & Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on December 20, 2012, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on April 30, 2012 and ended on October 13, 2012. The tenants were obligated to pay \$1600.00 per month in rent in advance and at the outset of the tenancy the tenants paid an \$800.00 security deposit. The tenant moved out without notice and left the unit dirty. The tenant had also fallen \$525.00 behind in rent. The landlord incurred costs to clean the unit to make it rentable.

I address the landlord's claims and my findings around each as follows.

First Claim- The landlord is seeking \$525.00 for unpaid rent. The landlord provided a rent ledger statement reflecting the arrears. I find the landlord is entitled to \$525.00.

Second Claim – The landlord is seeking \$352.80 to clean the suite and the carpets. The landlord provided a move in condition inspection report and a move out condition inspection report along with the receipt that reflects the amount sought. I find the landlord is entitled to \$352.80.

As the landlord has been successful in their application they are entitled to the recovery of the \$50.00 filing fee.

Conclusion

In summary, the landlord has been successful in the following claims:

| | |
|----------------|-----------------|
| Unpaid Rent | \$525.00 |
| Cleaning Costs | \$ 352.80 |
| Filing Fee | \$ 50.00 |
| | \$ |
| | \$ |
| | \$ |
| Total: | \$927.80 |

The landlord has established a claim for \$927.80. I order that the landlord retain the \$800.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$127.80. 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: March 14, 2013

Residential Tenancy Branch

