



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MND, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67;
2. An Order allowing the landlord to keep a portion of the security deposit; and
3. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenant was properly served with the Application for Dispute Resolution hearing package by way of registered mail.

The tenant did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Background

As set out in the details of dispute the landlord submits that the tenant failed to pay rent on time and was served with a 10 day Notice to End Tenancy personally with the New Westminster Police Department present. The landlord submits that the tenant moved out on December 16, 2012 without paying December's rent and leaving a \$48.47 electric bill outstanding. The landlord says it was also necessary to clean the suite at a cost of \$60.00. The landlord claims a total of \$883.47 plus recovery of the filing fee paid for this application and is seeking to retain the security deposit of \$387.50.

Findings

Based on the undisputed evidence of the landlord I find that the landlord is entitled to a monetary award for the sums claim:

December rent	\$770.00
Electricity bill	48.47
Cleaning Costs	60.00
Less Security Deposit (no interest accrued)	-387.50
Filing fees	50.00
Total Monetary Order payable by the tenant	\$540.97

Conclusion

The landlord is provided with a formal copy of an order for the total monetary award as set out above. This is a final and binding order enforceable as any Order of the Provincial Court of British Columbia.

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 25, 2013

Residential Tenancy Branch

