



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MND, MNR, MNSD, 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. The landlord provided proof of mail registration including the tracking number for the mail.

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 December, 2011 and ended March 31, 2012. Rent payable was \$680.00 per month. At the outset of the tenancy the landlord collected a security deposit of \$340, held in trust. The tenant vacated without any known notice to the landlord they were doing, with the landlord only knowing of the move from other tenants. At the end of the tenancy the landlord conducted an inspection and inspection report dated April 02, 2012. The tenant caused damage to the rental unit which required cleaning and remediation. The landlord claimed cleaning costs of \$336.00, and \$89.60 for disposal costs for which they provided receipts. The landlord also seeks loss of revenue for April 2012 as they were unable to re-rent the unit for lack of notice the tenant would vacate.

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation for damages in the amount of \$425.60. I accept that under the circumstances testified by the landlord they were unable to mitigate losses of rent for April 2012. Therefore, I find the landlord is entitled to additional loss of revenue in the amount of rent for April 2012 of \$680.00. The landlord is entitled to recover the \$50 filing fee paid for their application for a total award of **\$1165.60**. The security deposit will be off-set from the award made herein. ***Calculation for Monetary Order***

Loss of revenue – April 2012	\$680.00
Cleaning and disposal costs	\$425.60
Filing Fees for the cost of this application	50.00
<i>Less Security Deposit</i>	<i>-340.00</i>
Total Monetary Award	\$815.60

Conclusion

I Order that the landlord retain the deposit of \$340.00 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$815.60**. 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: May 21, 2013

Residential Tenancy Branch