



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding B.C. Housing Management Commission  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MND, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary order. The hearing was conducted by conference call. The landlord's agent called in and participated in the hearing. The tenants did not attend although they were served with the application and Notice of hearing sent by registered mail on March 1, 2013.

### Issue(s) to be Decided

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

### Background and Evidence

The tenancy began on April 1, 2008. The male tenant was added as a tenant on July 18, 2012. The tenant paid only part of the rent for the month of August, 2012. The current rent was \$1,299.00. The tenant paid only \$340.00, leaving \$959.00 unpaid. The tenant did not pay rent for September and moved out of the rental unit sometime during the month of September. The landlord incurred a charge of \$4.11 to remove garbage and debris from the rental unit.

### Analysis

I find that the landlord is entitled to a monetary award for the unpaid rent for August and September, 2012 as well as a cleaning charge of \$4.11.

### Conclusion

I allow the landlord's application in the amount claimed, namely; the sum of \$2,302.11. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$2,352.11 and I grant the landlord an order under section 67 in the said

amount. 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: May 24, 2013

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Residential Tenancy Branch

