



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HomeLife Glenayre Realty Chilliwack Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, 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 representative called into the hearing. The tenant did not attend the hearing although served with the application and Notice of Hearing.

Issue(s) to be Decided

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

Background and Evidence

The rental unit is an apartment in Chilliwack. The tenancy began on February 1, 2012 for a one year term, with rent in the amount of \$825.00 due on the first of each month. The tenant paid a security deposit of \$412.50 on January 9, 2012.

The tenant gave notice that he intended to move out before the end of the term of the tenancy. The tenant moved out on November 30, 2012. The landlord was unable to re-rent the unit for the months of December and January. The landlord has claimed payment of two months' rent plus \$179.20 for carpet cleaning and a further \$89.60 for a cleaning bill. The landlord's representative testified that the tenant has advised him that he does not oppose the claim and has said that he will pay the amount to the landlord, but as of the date of the hearing he has not done so.

Analysis and conclusion

The landlord has claimed a total of \$1,918.80 for December and January rent and cleaning charges. I find that the landlord is entitled to an award in the amount claimed. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$1,968.80. I order that the landlord retain the security deposit of \$412.50 in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$1556.30. This order may be registered 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: July 08, 2013

Residential Tenancy Branch