



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pinnacle International
and [tenant name suppressed to protect privacy]

REVIEW HEARING DECISION

Dispute Codes MNR, FF

Introduction

This was the hearing of an application by the landlord for a monetary order. This matter was originally set for hearing by conference call on June 17, 2013, but neither party attended the hearing and the matter was dismissed with leave to reapply. The landlord applied for a review of the decision. The review was granted on the basis that the landlord showed that its representative was unable to attend the hearing for reasons that were unavoidable and could not be anticipated. The review was ordered to proceed by conducting a new hearing of the landlord's application. The landlord's representative testified that she personally served the tenants with the Notice of the new hearing when they attended at the landlord's office on July 8, 2013. The tenants did not participate in the review hearing although they were notified of the 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 Pitt Meadows. The tenancy began in April, 2012. The monthly rent is \$799.00. The tenants paid a \$375.00 security deposit at the start of the tenancy.

The tenants did not pay the rent due for May, 2013 when it was due. The landlord served the tenants with a 10 day Notice to End Tenancy for unpaid rent on May 2, 2013. The tenants paid \$200.00 towards May rent and later moved out of the rental unit without providing a forwarding address. The landlord incurred charges totalling \$210.00 for carpet and drape cleaning. The landlord has claimed the cleaning charges plus \$599.00 in unpaid rent for May.

Analysis and conclusion

The tenants were served with a 10 day Notice to End Tenancy for unpaid rent for May. The tenants did not pay the full amount of rent due within five days of receiving the Notice. The tenants vacated the rental unit without notice and without paying the full rent for May I find that the landlord is entitled to a monetary award for cleaning charges and unpaid rent in the amount of \$809.00. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$859.00. I order that the landlord retain the \$375.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$484.00. 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: August 12, 2013

Residential Tenancy Branch

