



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Performance Realty & Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, MND, MNDC, MNDS, FF

Introduction

This hearing was scheduled in response to the landlord's application for a monetary order as compensation for unpaid rent / compensation for damage to the unit, site or property / compensation for damage or loss under the Act, Regulation or tenancy agreement / retention of the security deposit / and recovery of the filing fee.

Agents for the landlord attended and gave affirmed testimony.

Despite service of the application for dispute resolution and notice of hearing (the "hearing package") by way of registered mail, the tenant did not appear. Evidence submitted by the landlord includes the tracking number for the registered mail. While the Canada Post website informs that the item was "unclaimed by recipient," I find that the hearing package has been served in compliance with the Act.

Issue(s) to be Decided

Whether the landlord is entitled to any of the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement, the tenancy began on June 1, 2011. Monthly rent of \$1,050.00 is due and payable in advance on the first day of each month. A security deposit of \$525.00 was collected on May 20, 2011, and a pet damage deposit of \$200.00 was collected on June 1, 2011. A move-in condition inspection report was completed with the participation of both parties.

After giving notice to end tenancy, the tenant vacated the unit effective May 31, 2013. As the tenant declined to schedule a mutually agreeable time to complete a move-out

condition inspection with the landlord, the move-out condition inspection report was completed by the landlord in the absence of the tenant.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agents, I find that the landlord has established entitlement to compensation of **\$1,285.00**, as follows:

\$1,050.00: *unpaid rent for May*

\$157.50: *cleaning in the unit*

\$27.50: *removal of discarded items from unit*

\$50.00: *filing fee*

I order that the landlord retain the security deposit of \$525.00 and the pet damage deposit of \$200.00 [**total: \$725.00**] and I grant the landlord a **monetary order** for the balance owed of **\$560.00** (\$1,285.00 - \$725.00).

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$560.00**. This order may be served on the tenant, 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: September 20, 2013

Residential Tenancy Branch

