



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Strata's Choice Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary order and an order to retain the security deposit. 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 May 31, 2013

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 a strata title apartment in Abbotsford. The tenancy began on February 1, 2012. The tenant, A.N. was added as a tenant on February 5, 2013. The monthly rent was \$650.00 and the tenant paid a security deposit of \$325.00 on January 31, 2012. The tenant, S. R. Gave the landlord a notice dated April 24, 2013 stating that she was moving out of the rental unit, but her co-tenant was staying. The rent for May was not paid and the landlord served the tenants with a 10 day Notice to End Tenancy for unpaid rent. A copy of the Notice to End Tenancy was given to the tenant, A.N on May 2, 2013 and another copy was sent to S.R. by registered mail on May 2, 2013. The landlord conducted a condition inspection on May 17, 2013. Neither tenant was present, but there were belongings and furnishing in the rental unit. There was a person present who identified himself a friend of the tenant A.N. He told the landlord that A.N. no longer lived in the unit and all the furnishings and belongings were the property of the tenant, S.R.

The landlord cleaned the rental unit and packed the belongings of S.R and made them available to her for pickup. The landlord has claimed unpaid rent for May in the amount

of \$650.00 and a charge for packing the tenants' goods and cleaning the rental unit in the total amount of \$870.00.

Analysis and conclusion

I accept the landlord's evidence that rent for May was not paid and that the landlord incurred costs in the amount of \$870.00 to clean up the rental unit and pack up belongings after the tenants abandoned the rental unit. I find that the landlord is entitled to a monetary award in the amount of \$1,570.00, being the amounts claimed for rent, packing and cleaning, plus the \$50.00 filing fee for this application. I order that the landlord retain the security deposit of \$325.00 in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$1,245.00. 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: September 23, 2013

Residential Tenancy Branch

