



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MND, MNSD, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by registered mail on September 16, 2013. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income and costs incurred to clean the suite?

Background and Evidence

The tenancy began on or about May 1, 2013. Rent in the amount of \$1500.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$750.00. The tenant failed to pay rent in the month(s) of September and on September 5, 2013 the landlord served the tenant with a notice to end tenancy. The tenants vacated the unit sometime in late September. The landlord conducted a move in condition inspection report with the tenants. The landlord provided two written notices of Final Opportunity to Schedule a Condition Inspection with the tenants however the tenants did not attend. The landlord is seeking \$1500.00 loss of revenue for the month of September, \$25.00 late fee as per their tenancy agreement, \$136.50 for garbage removal and lawn

maintenance, \$204.75 for carpet cleaning \$220.00 for suite cleaning and \$50.00 for the filing fee for a total claim of \$2136.25.

Analysis

The landlord advised that the tenants have vacated the unit and no longer requires an order of possession, accordingly; I dismiss this portion of the landlords' application.

The landlord has supplied extensive documentation to support their claim.

As for the monetary order, I find that the landlord has established a claim for \$2136.25 in unpaid rent and costs incurred. I order that the landlord retain the \$750.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1386.25. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$1386.25. The landlord may retain the security deposit.

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: October 23, 2013

Residential Tenancy Branch

