



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for unpaid rent and utilities. By evidential documents filed and served on the tenant, she also seeks cleaning costs. She had sought an order of possession but the tenant vacated the premises on or about October 12, 2013.

The tenant did not attend the hearing though, on the sworn testimony of the landlord, he was duly served with the application and notice of hearing on October 7, 2013. The tenant was served with a copy of the landlord's evidence package by registered mail sent December 19, 2013 and signed for by him on December 30, 2013.

On the undisputed evidence of the landlord I grant her a monetary award of \$1450.00 unpaid September rent, \$1087.50 unpaid October rent, \$183.12 for Fortis gas bills, \$166.14 for water/sewer bills, 129.09 for Hydro bills, \$75.00 for cleaning and \$262.50 for professional carpet cleaning for a total of \$3353.35, plus the \$50.00 filing fee for this application and less a \$50.00 credit previously unaccounted for by the landlord and less an \$850.00 credit earned by the tenant for work done for the landlord.

I authorize the landlord to retain the \$725.00 security deposit in reduction of the award. There will be a monetary order against the tenant for the remainder of \$1778.35.

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: December 31, 2013

Residential Tenancy Branch

