



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail deemed delivered October 9, 2013, the tenants did not appear.

### Issue(s) to be Decided

Is the landlord entitled to a monetary order and, if so, in what amount?

### Background and Evidence

This one year fixed term tenancy commenced August 1, 2012. The monthly rent of \$1250.00 was due on the first day of the month. The tenants paid a security deposit of \$625.00. A move-in inspection was conducted and a move-in condition inspection report completed.

The tenancy ended May 31, 2013. The tenants had not given proper notice to end tenancy but the landlord was able to re-rent the unit for June 1. A move-out inspection was not conducted because the landlord lives in a different community and her usual agent was not available.

The tenants have never provided their forwarding address in writing to the landlord.

When the new tenant walked into the unit on June 1 she found that the unit had not been cleaned and that many items had been left behind. The new tenant, her mother, and another person cleaned the unit. They reported to the landlord that they spent a total of 354 hours cleaning. The landlord discounted the first month's rent by \$1050.00 as compensation for the cleaning, which included \$30.00 for cleaning supplies. In addition, the landlord paid \$60.00 to have the carpets cleaned.

Analysis

Although the landlord proved damages in excess of \$1000.00 her application for dispute resolution only claimed \$865.00 and the filing fee of \$50.00. Accordingly I award the landlord the amount claimed, \$915.00. I order that the landlord retain the security deposit of \$625.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$290.00.

Conclusion

A monetary order in favour of the landlord has been made. If necessary, this order may be 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: January 22, 2014

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Residential Tenancy Branch

