



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Whitworth Holdings Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD

Introduction

This is an application for a Monetary Order for \$1023.00.

The applicant testified that the respondent was served with notice of the hearing by personal service on November 7, 2013; however the respondent did not join the conference call that was set up for the hearing.

It is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Has the applicant established a monetary claim in the amount of \$1023.00?

Background and Evidence

The applicant testified that:

- This tenancy began on June 1, 2011, and a security deposit of \$375.00 had been paid on May 1, 2011.
- The tenant failed to pay the October 2013 rent of \$760.00, and eventually vacated the rental unit on October 11, 2013, pursuant to an Order of Possession.
- The tenant also left the rental unit in need of general cleaning, and the carpets were so dirty that they needed be cleaned twice.

They are therefore requesting a Monetary Order as follows:

October 2013 lost rental revenue	\$760.00
Carpet cleaning	\$200.00
General cleaning	\$63.00
Total	\$1023.00

Analysis

It's my finding that the tenant is liable for the lost rental revenue for the month of October 2013 as the tenant failed to pay the rent for that month, and the landlord was unable to re-rent the unit in the month of October.

I also accept the landlord's testimony that the rental unit was in need of general cleaning and that the carpets required significant cleaning, and I therefore allow that portion of the claim.

Conclusion

I have allowed the landlords full claim of \$1023.00 and I therefore order that the landlords may retain the full security deposit of \$375.00 and pursuant to Section 67 of the Residential Tenancy Act I have issued a Monetary Order in the amount of \$640.00.

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: February 19, 2014

Residential Tenancy Branch

