



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Li-Car Management Group  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, MNDC, 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 in partial satisfaction of the monetary claim. The hearing was conducted by conference call. The landlord's representatives called in and participated in the hearing. The tenants did not attend although each tenant was served with the application and notice of hearing sent by registered mail to their forwarding address on December 12, 2013.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?  
Is the landlord entitled to retain the tenant's security deposit?

### Background and Evidence

The rental unit is a residence in Prince George. The tenancy began on December 1, 2013 on a month to month basis with rent in the amount of \$1,400.00 payable on the first of each month. The tenants paid a \$700.00 security deposit on November 19, 2013. The tenants moved out of the rental unit on December 3, 2013. According to the landlord, the tenants decided they were not happy with the rental unit, even though they agreed to rent the unit and participated in a move-in condition inspection on November 26, 2013. The landlord's representative testified that the landlord succeeded in re-renting the unit effective December 15, 2013. The landlord testified that it was necessary to perform some carpet cleaning after the tenants moved out before re-renting the unit.

The landlord claimed \$89.00 for carpet cleaning and \$644.00 for loss of rental income for December for a total claim of \$733.00

Analysis

Based on the undisputed evidence of the landlord's representatives I find that the landlord is entitled to an award in the amount of \$733.00 as claimed. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$783.00.

Conclusion

I have award the landlord the sum of \$783.00. I order that the landlord retain the security deposit of \$700.00 in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$83.00. 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: April 01, 2014

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Residential Tenancy Branch

