



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR FF

Introduction

This hearing dealt with an application by the landlord for a monetary order.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that they served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on February 19, 2014. The landlord provided evidence that the tenant signed for the registered mail package on February 24, 2014. I accepted the landlord's evidence regarding service, and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on July 1, 2011. Rent in the amount of \$479 was payable in advance on the first day of each month. The tenant failed to pay \$8.42 of the rent for June 2012, and paid no rent for July 2012. The tenancy ended on July 31, 2012. The landlord stated that the tenant did not attend the move-out inspection, and the landlord discovered that the rental unit had not been fully cleaned. Additionally, the tenant left behind numerous personal items.

The landlord has claimed the following compensation:

- 1) \$497.42 in unpaid rent – the landlord submitted a copy of the tenancy agreement and the calculation of the tenant's rent based on income and assets, which establishes monthly rent of \$479, as well as a letter setting out the calculation of debt charges;

- 2) \$60 for three hours of cleaning, at \$20 per hour – the landlord did not charge the tenant for the first four hours of cleaning. The landlord submitted photographs of the rental unit showing the need for cleaning; and
- 3) \$352.10 for disposal of items left behind – the landlord submitted photographs of the numerous items that the tenant left behind.

Analysis

I find that the landlord has established their claim in its entirety. The evidence noted above shows that the monthly rent was \$479, the tenant failed to pay \$497.42, and the landlord incurred costs as claimed to clean the rental unit and dispose of items left behind.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of this application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$959.52. 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: June 10, 2014

Residential Tenancy Branch

