



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR, MNDC, MNSD, FF

Introduction

This hearing concerns the landlord's application for a monetary order as compensation for unpaid rent / compensation for damage or loss under the Act, Regulation or tenancy agreement / retention of the security deposit / and recovery of the filing fee. The landlord attended and gave affirmed testimony.

Despite service of the application for dispute resolution and notice of hearing (the "hearing package") by way of registered mail, the tenant did not appear. Evidence provided by the landlord includes the Canada Post tracking number for the registered mail, in addition to Canada Post documentation confirming that the item was received on March 04, 2014.

Issue(s) to be Decided

Whether the landlord is entitled to any of the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement the fixed term of tenancy is from April 01, 2013 to March 31, 2014. Monthly rent of \$900.00 is due and payable in advance on the first day of each month, and a security deposit of \$450.00 was collected.

The tenant failed to pay rent for either January or February 2014, and without notice to the landlord the tenant vacated the unit on or about February 08, 2014. Following the landlord's completion of cleaning required in the unit, new renters were found effective from March 01, 2014.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, forms and more can be accessed via the website: www.rto.gov.bc.ca

Based on the documentary evidence submitted by the landlord which includes, but is not limited to, photographs, receipts, printed copies of text messages exchanged with the tenant, and the tenant's B.C. Driver's Licence, in addition to the affirmed / undisputed testimony of the landlord, I find that the landlord has established entitlement to a claim of **\$2,369.60**, the particular aspects of which are set out below.

\$900.00: *unpaid rent for January 2014*

\$25.00: *fee assessed for late payment of rent*

\$900.00: *unpaid rent for February 2014*

\$25.00: *fee assessed for late payment of rent*

\$250.00: *cleaning the unit*

\$119.60: *carpet cleaning*

\$100.00: *replacement fob*

\$50.00: *filing fee*

I order that the landlord retain the security deposit of **\$450.00**, and I grant the landlord a **monetary order** for the balance owed of **\$1,919.60** (\$2,369.60 - \$450.00).

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,919.60**. This order may be served on the tenant, 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 17, 2014

Residential Tenancy Branch

