



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Middlegate Developments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, FF

Introduction

This is an application filed by the landlord for a monetary order for unpaid rent, a parking fee and drapery cleaning charges and recovery of the filing fee.

The landlord attended the hearing by conference call and gave undisputed testimony. The tenant did not attend or submit any documentary evidence. The landlord states that the tenant was served with the notice of hearing package and the submitted documentary evidence by Canada Post Registered Mail on March 6, 2014. The landlord provided the Customer Receipt tracking number in his direct testimony as confirmation. The landlord states that the tenant provided the forwarding address verbally during the month of February 2014 before vacating the rental unit on February 28, 2014, but failed to attend for condition inspection report as per the posted Notice of Final Opportunity to Schedule a Condition Inspection.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

This tenancy began on December 1, 2012 on a month to month basis as shown by the submitted copy of the signed tenancy agreement. The monthly rent was \$1,057.00 and a security deposit of \$528.50 was paid on October 27, 2012.

The landlord states that the tenants failed to provide proper notice to vacate the rental unit and refused to sign the condition inspection report for the move-out. The landlord seeks \$1,057.00 for unpaid rent, \$72.80 for drapery cleaning and \$80.00 for parking charges. The landlord states that verbal notice was received from the tenant on February 5, 2014 to vacate the rental unit. The landlord states that the tenant was

informed to provide this notice in writing and that 1 months notice was required. The landlord states that he immediately advertised the rental unit, but that the tenant's refused to allow access to show the unit for rent. The landlord states that he was able to show and re-rent the unit for April 1, 2014 after the tenants vacated. The landlord also seeks recovery of parking charges of \$80.00. The landlord states that the tenants had a parking agreement for 2 vehicles, but failed to pay the parking for February 2014. The landlord also seeks recovery of \$72.80 for drapery cleaning charges as per the signed tenancy agreement which states that the tenants are responsible for professional drapery cleaning at the end of their tenancy.

Analysis

I accept the undisputed evidence of the landlord and find that the landlord has established a monetary claim of \$1,209.80. This consists of the \$1,057.00 in loss of rental income, \$80.00 for unpaid parking fees and \$72.80 for drapery cleaning charges. I also find that the landlord is entitled to recovery of the \$50.00 filing fee. I grant a monetary order under section 67 of the Act for \$1,259.80. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$1,259.80.

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 20, 2014

Residential Tenancy Branch

