



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MND, FF

Introduction

This is an application filed by the landlord for an order of possession as a result of a notice to end tenancy issued for cause, a monetary order request for damage to the unit, site or property and recovery of the filing fee.

The landlord attended the hearing by conference call and gave undisputed evidence. The tenant did not attend or submit any documentary evidence. The landlord states that the tenant was served with the notice of hearing package by Canada Post Registered Mail on May 15, 2014 and has submitted a copy of the Customer Receipt Tracking number as confirmation. The landlord states that the tenant has already vacated the rental unit, but that the landlord is not sure when that occurred. As such, the landlord stated that an order of possession is no longer required. No further action is required for this portion of the application. I accept the undisputed evidence of the landlord and find that the tenant has been properly served with the notice of hearing package and the submitted documentary evidence.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

This tenancy began on February 1, 2014 on a fixed term tenancy ending on January 31, 2015 as shown by the submitted copy of the signed tenancy agreement. The monthly rent is \$850.00 payable on the 1st of each month and a security deposit of \$425.00 was paid.

The landlord seeks a monetary claim of \$550.00 which consists of \$275.00 for damages and \$275.00 for recovery of the move-in incentive. The landlord states that upon move-

out the tenant left the rental unit dirty requiring cleaning, in suite maintenance and carpet cleaning totalling, \$275.00 as shown by the landlord's submitted copy of the statement of account. The landlord states that the tenant was given a move-in incentive bonus of \$700.00 for which the landlord seeks recovery of \$275.00.

Analysis

I find based upon the undisputed evidence of the landlord that a claim has been established for recovery of damages totalling, \$275.00 and the move-in incentive of \$275.00. The landlord having been successful is also entitled to recovery of the \$50.00 filing fee. I grant a monetary order for \$550.00. 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 \$550.00.

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: July 09, 2014

Residential Tenancy Branch

