



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pequin Ent. Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

The landlord participated in the teleconference hearing, but the tenants did not call into the hearing. The landlord stated that they served the tenants with the application for dispute resolution and notice of hearing by registered mail sent in mid-April 2014, to the forwarding address provided by the tenants. Section I accepted the landlord's testimony regarding service and I proceeded with the hearing in the absence of the tenants.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began in January 2013. Rent in the amount of \$750 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$375.

The landlord stated that the tenants were supposed to have electricity in their name, but they never had it connected in their name. When the provider cut off the power, the tenants moved out of the unit without notice. The landlord did not discover this until April 2014.

The landlord stated that the tenants left the unit in a filthy condition, and he had clean the unit and remove a freezer that they left behind.

The landlord has claimed \$750 in unpaid rent and lost revenue for April 2014; \$150 for cleaning; and \$25 for the dump fee and hauling costs for the freezer.

Analysis

I accept the landlord's undisputed testimony that the tenants vacated without notice and left the rental unit dirty. I also accept the landlord's testimony that he had to remove a freezer that the tenants 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

The landlord is entitled to \$1000. I order that the landlord retain the security deposit of \$375 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$625. 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: August 15, 2014

Residential Tenancy Branch

