



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNR, MNSD, MNDC, FF

The landlord and his agent apply for a monetary award for loss of rental income, utility costs, cleaning costs, key and re-rental costs.

The tenant did not attend the hearing. He was served with the application and notice of hearing by registered mail sent to an address provided to the landlord by the tenant's former employer. The registered mail was received and signed for by a person on behalf of the tenant on June 4, 2014. I find that the tenant was duly served.

On the undisputed evidence of the landlord's agent, I find the tenant terminated his tenancy prior to the expiry of the term and thereby breached the tenancy agreement. I grant a monetary award of \$2325.00 for loss of rental income, \$387.50 for out of pocket costs to locate a new tenant, \$234.36 for carpet cleaning, \$125.00 for garbage removal and house cleaning and \$79.60 for re-keying costs, all as claimed, for a total award of \$plus the \$50.00 filing fee.

I do not award the claimed BC Hydro cost as it is a mere estimate. I grant the landlord leave to re-apply should he suffer an identifiable loss in that regard.

I authorize the landlord to retain the \$400.00 security deposit in reduction of the amount awarded and grant a monetary order against the tenant for the remainder of \$2801.46.

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: September 10, 2014

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Residential Tenancy Branch

