



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MND, 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. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on August 14, 2014 on, the tenant did not participate in the conference call hearing. I am satisfied that the landlord has duly served the tenant with the Notice of Hearing package and evidence in accordance with the Act.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on November 1, 2012 and ended on July 31, 2014. The tenants were obligated to pay \$555.00 per month in rent in advance on the first of each month.

I address the landlord's claims and my findings around each as follows.

First Claim – The landlord is seeking the \$555.00 for the loss of revenue for the month of August 2014. The landlord stated that on July 10, 2014 the tenant gave notice that she would be moving out on July 31, 2014. The tenant was required to give notice on or before the day rent was due one month prior to move out date. As the tenant failed to do this and despite the efforts of the landlord to mitigate their loss, the landlord was unable to rent the unit for August 2014. Based on the above and in the absence of any disputing evidence from the tenant, I find that the landlord is entitled to \$555.00.

Second Claim- The landlord is seeking \$490.00 for suite cleaning, \$34.65 for the disposal of trash and miscellaneous items, \$89.25 for carpet cleaning and \$85.99 for

labour and parts to repair a toilet and kitchen cabinet door and shelf. The landlord provided the condition inspection report and receipts to support their claim. I find that the landlord is entitled to \$699.89.

The landlord is also entitled to the recovery of the \$50.00 filing fee.

Conclusion

The landlord has established a claim for \$1304.89. I grant the landlord an order under section 67 for the balance due of \$1304.89. 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: March 05, 2015

Residential Tenancy Branch

