



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNR, MNSD, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order and an order authorizing them to retain the security deposit. Despite having been served with the application for dispute resolution and notice of hearing sent via registered letter on January 23, the tenants did not participate in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on August 14, 2013 at which time the tenants paid a \$375.00 security deposit and ended on January 7, 2015. Rent was set at \$750.00 per month.

The tenants vacated the rental unit without providing notice and without paying rent for the month of January. The landlord seeks to recover \$750.00 in unpaid rent for January.

The landlord claimed that the tenants failed to adequately clean the refrigerator and stove at the end of the tenancy and seeks an award of \$70.00 in compensation for the labour involved in performing that cleaning.

The landlord seeks to recover the \$50.00 filing fee paid to bring this application.

### Analysis

I accept the landlord's undisputed testimony and I find that the tenants failed to pay rent in the month of January as they were contractually obligated to do. I find that the landlord is entitled to recover the unpaid rent and I award the landlord \$750.00.

I find that the tenants failed to leave the rental unit reasonably clean as they are required to do pursuant to section 37(2) of the Act. I find that the landlord should recover the value of the labour expended to clean the unit and I award the landlord \$70.00.

As the landlord has been successful in their claim, I find they should recover the \$50.00 filing fee and I award them \$50.00 for a total entitlement of \$870.00. I order the landlord to retain the \$375.00 security deposit in partial satisfaction of the claim and I grant them a monetary order under section 67 for \$495.00. 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 \$495.00. The landlord will retain the security deposit.

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 06, 2015

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Residential Tenancy Branch

