



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, FF

Introduction

The landlord applies for a monetary award for unpaid rent or loss of rental income and to recover the cost of a drain cleaning service.

The tenant did not attend the hearing within ten minutes after its scheduled start time, nor did she file any material.

The landlord testifies that he personally served the tenant with the application and notice of hearing on November 13, 2015. On this evidence I find that the tenant was duly served.

On the undisputed testimony of the landlord I find that the tenant vacated the premises on or before October 30, 2015 despite having entered into a fixed term tenancy to July 31, 2016. I award the landlord \$1300.00 for loss of November rental income.

The landlord shows that the tenant caused the clogging of a drain in the rental unit. I award the landlord \$331.80 for the cost of a repairman to clean the drain, and as shown by the Roto-Rooter receipt filed.

The landlord is entitled to an award of \$1631.80 plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$650.00 security deposit in reduction of the amount awarded.

I grant a monetary order against the tenant for the remainder of \$1031.80.

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: January 28, 2016

Residential Tenancy Branch

