



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNSD, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary award. The hearing was conducted by conference call. The landlord's representative called in and participated in the hearing. The tenant did not attend, although she was served with the amended application and Notice of Hearing sent by registered mail on October 27, 2015.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

### Background and Evidence

The rental unit is a residence in Delta. The tenancy began February 3, 2015 for a fixed term ending February 29, 2016. Monthly rent of \$700.00 was payable on the first of each month. The tenant paid a security deposit of \$350.00 at the start of the tenancy.

The tenant was served with a 10 day Notice to End Tenancy for unpaid rent on September 9, 2015. The tenant did not pay rent for September and moved out of the rental unit in September.

As set out in the amended application, the landlord claimed for the cost of pest treatments in the amount of \$157.50. the landlord's representative testified that the tenant had a pet and there were fleas in the rental unit that had to be eradicated after the tenant moved out. The landlord claimed \$157.50 for carpet cleaning and \$250.00 for cleaning the rental unit. The landlord supplied invoices for these charges. The landlord also claimed unpaid rent for September for a total claim of \$1,265.00

### Analysis

The landlord provided undisputed evidence that the tenant failed to pay rent for September and moved out of the rental unit. Based on the landlord's documentary evidence I allow the claims for pest treatment, cleaning and carpet cleaning in the amounts stated. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$1,315.00. I order that the landlord retain the security deposit of \$350.00 in partial satisfaction of this award and "I grant the landlord an order under section 67 for the balance of \$965.00. This order may be registered in the Small Claims Court and enforced as an order of that court.

### Conclusion

The landlord's application has been allowed and a monetary order issued in the amount stated.

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: April 22, 2016

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Residential Tenancy Branch