



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LEXINGTON ENTERPRISES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord for a monetary order for unpaid rent, carpet cleaning and to retain the security deposit in partial satisfaction of their monetary claim. The hearing was conducted by conference call.

The landlord was represented in the hearing by their agent. The tenant did not attend although served with the application and Notice of Hearing as well as supporting evidence sent by registered mail to the respective forwarding addresses provided by the tenant at the end of the tenancy. The landlord provided proof of mail registration inclusive of the tracking number for the mail.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy started April 01, 2016 and ended June 30, 2016. Rent payable under the tenancy agreement was \$875.00 per month. At the outset of the tenancy the landlord collected a security deposit of \$437.50 which they retain in trust. The landlord explained the tenant terminated the pre-authorized debit arrangement and left the rental unit without paying the rent for June 2016. The landlord also claims the tenant left the carpet unclean, for which they claim \$75.00 for carpet cleaning. The landlord supported the latter claim with provision of an invoice for the carpet cleaning service.

Analysis

I accept the landlord's undisputed testimony and documentary evidence submitted as establishing that they are entitled to unpaid rent for June 2016 in the amount of \$875.00. I also accept the landlord incurred the charge for carpet cleaning in the claimed amount of \$75.00. The landlord is further entitled to recover the \$100.00 filing fee paid for their application for a total award of **\$1050.00**.

Conclusion

I order that the landlord retain the deposit of \$437.50 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$612.50**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This Decision is final and binding on both parties.

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: December 05, 2016

Residential Tenancy Branch