



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MND, FF

Introduction

The landlords apply for unpaid March 2017 rent, unpaid utilities and for damages for cleaning and loss of items furnished to the tenants.

Neither tenant attended for the hearing within thirty minutes after its scheduled start time.

Mr. R.A. shows that the tenants were each served with the application for dispute resolution and notice of hearing by registered mail sent March 17, 2017 to the alternate addresses, their business address, provided by each tenant in the tenancy agreement. The tenant Mr. T.W. received and signed for the mailing to him on March 20. The mail to the tenant Mr. A.B. was returned to the landlords. Canada Post records for that mail (tracking numbers shown on cover page of this decision) indicate that the “recipient was not located at the address provided.”

In these circumstances I find that both tenants have been duly served.

The uncontradicted evidence of Mr. R.A. is that the tenants vacated the premises in early March without notice and without having paid the March rent of \$1400.00. They failed to clean the premises and took with them various of the landlords’ articles included with this furnished accommodation.

On this evidence I award the landlords \$1400.00 for unpaid March rent

Mr. R.A. produces four utility bills. The tenants were responsible for one third of each bill. I am satisfied the bills have been presented to the tenants for payment, either by text message before this application or in the evidence package filed by the landlords.

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I award the landlords \$40.00 for the tenants' share of the two gas bills dated January 27, 2017 and February 24, 2017, \$175.06 for the tenants' share of the Hydro bill dated February 28, 2017 and \$180.73 for the tenants' share of the municipal bill dated March 14, 2017.

It was noted that the landlords had failed to file evidence regarding cleaning or regarding the items alleged to have been taken, particularly, evidence indicative of the value of such items. The attending landlord Mr. R.A. withdrew the application regarding these two claims. I grant the landlords leave to re-apply in that regard.

The landlords are entitled to a monetary award totalling \$1795.79 plus recovery of the \$100.00 filing fee for this application. I authorize them to retain the \$700.00 security deposit in reduction of the amount awarded. They will have a monetary order against the tenants for the remainder of \$1195.79

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 11, 2017

Residential Tenancy Branch