



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute codes MNR MNSD FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- a monetary order for unpaid rent pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The hearing was conducted by conference call. The tenant did not attend this hearing, although I waited until 1:50 p.m. in order to enable the tenant to connect with this teleconference hearing scheduled for 1:30 p.m. The landlord attended the hearing and was given a full opportunity to provide affirmed testimony, to present evidence and make submissions.

The landlord testified that on January 24, 2017, a copy of the Application for Dispute Resolution and Notice of Hearing was sent to the tenants by express post with the option for signature upon delivery. The landlord provided a tracking number in support of service.

Based on the above evidence, I am satisfied that the tenant was deemed served with the Application for Dispute Resolution and Notice of Dispute Resolution Hearing pursuant to sections 89 & 90 of the Act. The hearing proceeded in the absence of the tenant.

Issues

Is the landlord entitled to a monetary award for unpaid rent?

Is the landlord entitled to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary award requested?

Is the landlord entitled to recover the filing fee for this application from the tenant?

Background and Evidence

The tenancy began on May 1, 2016 with a monthly rent of \$1500.00 payable on the 1st day of each month. The tenant paid a security deposit of \$750.00 at the start of the tenancy which the landlord continues to hold. The tenancy was for a 3 month fixed term ending on July 31, 2016.

The landlord's claim is for unpaid rent in the amount of \$1500.00. The landlord testified that this includes unpaid rent for the month of July 2016. The landlord testified that the tenant gave notice that he had vacated the rental unit July 2, 2016 prior to the expiry of the fixed term lease. The landlord testified as there was some cleaning work required and due to the short notice given, she was not able to re-rent the unit until August 1, 2016.

The landlord is also claiming \$210.00 in cleaning fees. The landlord submitted a receipt in support of this expense.

Analysis

Section 26 of the Act requires that a tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.

I accept the landlord's uncontested evidence and find that the tenant was obligated to pay monthly rent in the amount of \$1500.00 for the duration of the fixed term lease but failed to pay rent for the month of July 2016. I accept the landlord's claim for outstanding rent of \$1500.00. I also accept the landlord's claim for cleaning fees in the amount of \$210.00.

As the landlord was successful in this application, I find that the landlord is entitled to recover the \$100.00 filing fee paid for this application for a total monetary award of \$1810.00.

The landlord continues to hold a security deposit of \$750.00. I allow the landlord to retain the security deposit in partial satisfaction of the monetary award pursuant to section 38 of the Act.

Therefore, I find that the landlord is entitled to a Monetary Order in the amount of \$1060.00.

Conclusion

Pursuant to section 67 of the *Act*, I grant the landlord a Monetary Order in the amount of \$1060.00. Should the tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

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: July 06, 2017

Residential Tenancy Branch