



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MND, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent and damage?

Background and Evidence

The landlord testified that the tenancy began on April 1, 2006 and ended on or about October 12, 2006 when the landlord discovered the tenant had abandoned the rental unit. At the outset of the tenancy the landlord collected a security deposit of \$345.00.

The landlord testified that the tenant failed to pay \$690.00 of his rent in the month of October. The landlord further testified that the tenant failed to clean his suite or shampoo the carpets and that he left items in the rental unit which the landlord paid to dispose of. The landlord provided receipts showing that \$175.00 was paid to have the rental unit cleaned, \$58.30 was paid to have carpets shampooed and \$35.00 paid to remove the items the tenant had abandoned in the rental unit.

Analysis

The landlord bears the burden of proving her claim. I find that the landlord has satisfied that burden and I accept the landlord's undisputed testimony. I find the landlord is entitled to recover \$640.00 unpaid rent and \$268.30 for the cost of suite cleaning, carpet cleaning and removing items from the rental unit as well as the \$50.00 fee paid to bring this application.

Conclusion

I find the landlord has established a claim for \$958.30. I order that the landlord retain the deposit and interest of \$355.37 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$602.93. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 24, 2008.