



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR MNSD MNDC 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 on July 13, 2011, the tenants did not participate in the teleconference hearing.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on September 1, 2010. Rent in the amount of \$1075, plus \$25 for parking, was payable in advance on the first day of each month. The landlord collected a security deposit from the tenant in the amount of \$400 on September 1, 2007 under another tenancy agreement, and that security deposit was transferred over to this tenancy.

The tenants paid no rent for June 2011, and moved out on June 28, 2011. The tenants left some furniture in the rental unit and did not remove it until July 1, 2011. The rental unit was not clean, and the landlord paid \$200 for cleaning services. The landlord began advertising to re-rent the unit starting on June 30<sup>th</sup> or July 1<sup>st</sup>, but was unable to rent the unit until August 1, 2011. The landlord has claimed \$1100 for June 2011 rent, \$1100 for lost revenue for July 2011 and \$200 for cleaning.

### Analysis

Based on the landlord's undisputed evidence, I find that the landlord is entitled to their claim in its entirety.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$2450. I order that the landlord retain the deposit and interest of \$408.04 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2041.96. This order may be filed in the Small Claims 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: August 18, 2011.

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Residential Tenancy Branch