



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR, MNDC, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by two agents for the landlord.

The landlord's agent testified the tenant was served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 59(3) of the *Residential Tenancy Act (Act)* by registered mail on February 20, 2012 in accordance with Section 89. The landlord provided a tracking number confirming the tenant received the documents.

Based on the testimony of the landlord's agent, I find that the tenant has been sufficiently served with the documents pursuant to the *Act*.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; for rental unit cleaning; for carpet cleaning; disposal; outstanding hydro charges and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 37, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The landlord submitted a copy of a tenancy agreement showing a 1 year fixed term tenancy beginning on November 1, 2010 requiring the tenant to vacate the unit at the end of the fixed term, with a monthly rent of \$1,700.00 due on the 1<sup>st</sup> of each month with a security deposit of \$850.00 paid on October 7, 2010.

The landlord also submitted a copy of a Security Deposit Statement signed by the tenant on December 7, 2011 agreed to the landlord's charges for \$355.04 – carpet cleaning; \$174.72 – rental unit cleaning; \$238.56 – dump and disposal fees; and \$1,952.68 – outstanding hydro charges. The document also authorizes the landlord to retain the security deposit to apply against these outstanding amounts.

Analysis

In the absence of any testimony or evidence from the tenant to the contrary I accept the tenant is responsible for the charges as outlined by the landlord and agreed upon by the tenant in the Security Deposit Statement.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and I grant a monetary order in the amount of **\$1,921.00** comprised of \$1,871.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: April 23, 2012.

---

Residential Tenancy Branch