



# Dispute Resolution Services

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

## **DECISION AND REASONS**

Dispute Codes: MND, FF.

### Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for orders as follows:

- A monetary order pursuant to Section 67;
- An order to recover the cost of filing the Application for Arbitration pursuant to Section 72.

### Issues to be decided

Is the landlord entitled to a monetary order for the following?

- Damages to the rental unit and in what amount.
- The fee to file this application.

### Background and Evidence

The tenant was served with the notice of hearing on October 24, 2008, by registered mail. Despite having been duly served, the tenant did not attend the hearing. On the basis of the solemnly affirmed evidence presented at the hearing by the landlord, a decision has been reached.

The tenancy started on November 01, 2006 and ended on June 26, 2007. The rent was set at \$320.00 due in advance on the first of the month. The tenant did not pay a security deposit. On May 04, 2007, the tenant gave the landlord one months notice to end tenancy effective June 30, 2007. The landlord sent out a letter to the tenant in mid May inviting her to schedule a move out inspection. On or about June 23, 2007, the landlord posted a final notice of inspection on the tenant's door, informing the tenant of a scheduled move out inspection on July 03, 2007.

On June 26, 2007, the landlord received a call from the tenant stating that they had moved to their hometown and did not have any intentions of returning. The landlord proceeded to carry out the move out inspection, in the absence of the tenant.

The landlord noted some deficiencies and has provided photographs and receipts to support her claim of \$251.20 for the following:

1.	10 hours of cleaning	\$200
2.	Carpet cleaning	\$21.20
3.	Garbage disposal	\$30.00
	Total	<b>\$251.20</b>

The landlord is also claiming \$50.00 towards the recovery of her filing fee.

### Analysis

Based on the undisputed sworn testimony of the landlord, I find that the landlord has incurred the above costs, to restore the unit to a suitable condition to be rented out. The landlord gave the tenant two opportunities to schedule a move out inspection and advised the tenant of the outcome of the inspection on or about July 25, 2008.

I find that the landlord has established her claim for damages and is also entitled to recover the cost of filing this application.

### Conclusion

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of **\$301.20**. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated December 02, 2008.

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Dispute Resolution Officer