

DECISION AND REASONS

Dispute Codes

MND, MNR, MNSD, & FF

Introduction

This hearing dealt with an application by the landlord seeking damages related to non-payment of rent and utilities and costs to clean the rental unit. The landlord also seeks to retain the tenant's security deposit plus interest in partial satisfaction of this claim. Although the tenant was served with notice of this hearing by registered mail to an address he provided, he did not appear for the hearing. I deem the tenant as having been served in accordance with the *Act* pursuant to section 90(a). I proceeded with the hearing in the tenant's absence.

Issues to be Determined

Has the landlord established a monetary claim for damages caused by the tenant?

Background and Evidence

This tenancy began on May 1, 2002 and ended effective December 31, 2008. The current monthly rent was \$675.00 plus a portion of the hydro costs. The tenant paid a security deposit of \$337.50 on April 26, 2002.

The landlord seeks the following claim in damages:

Unpaid rent for November 2008	\$666.13
Unpaid rent for December 2008	\$675.00
Cost to clean the rental unit	\$300.00
Cost to change lock which tenant had changed	\$41.43
Cost to clean up debris and dispose it	\$53.00
Outstanding hydro costs owed	\$52.75
Recovery of filing fee paid for this application	\$50.00
Total	\$1,838.31

The landlord provided copies of the receipts for the damages claim for the replacement of the lock, cleaning of the rental unit and removal of garbage and debris from the rental unit.

Analysis

In the absence of any evidence to the contrary from the tenant, I accept the landlord's claim for damages. I accept the landlord's explanation of how the hydro sums were calculated during the tenancy and for this application. I also accept the sums claimed by the landlord related to outstanding rent.

I Order that the landlord retain the tenant's security deposit plus interest of \$349.45 in partial satisfaction of this claim. I grant the landlord a monetary Order for the remaining sum owed of **\$1,488.86**. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Conclusion

I have granted the landlord's application and issued a monetary Order due to damages caused by the tenant.

Dated April 15, 2009.

Dispute Resolution Officer