



Dispute Resolution Services

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

Decision

Dispute Codes: MNR, MND, FF

Introduction

This hearing dealt with an application from the landlord for a monetary order as compensation for unpaid rent, cleaning and repairs to damage in the unit, and recovery of the filing fee for this application. The landlord's agent participated in the hearing and gave affirmed testimony. Despite being served by way of registered mail with the application for dispute resolution and notice of hearing, the tenant did not appear. The hearing package was mailed to the tenant in care of a post office box and the Canada Post website provides confirmation of the tenant's receipt of the package.

Issue to be Decided

- Whether the landlord is entitled to a monetary order under the Act

Background and Evidence

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on January 2, 2008. The tenant's portion of monthly rent was \$146.00, which was payable in advance on the first day of each month. No security deposit or pet damage deposit was collected. A move-in condition inspection and report were completed on December 27, 2007.

The exact date when the tenant vacated the unit is not known, and may have been either late August or early September 2008. The tenant's cheque for September's rent was NSF, and the tenant provided neither any written notice of intent to vacate the unit, nor a forwarding address. A move-out condition inspection and report were completed on September 8, 2008. As the tenant's whereabouts was unknown, she was unable to be offered an opportunity to participate.

Analysis

Based on documentary evidence, including invoices and photos, and the undisputed testimony of the landlord's agent, I find the landlord has established a claim as follows:

\$ 146.00	unpaid rent for September 2008;
\$ 20.00	fee for NSF cheque
\$ 36.75	garbage removal
\$ 301.87	cleaning of the unit
\$ 214.74	repair / replacement of screen door
\$1,467.92	drywall repairs & painting
\$ 147.00	garden cleanup
\$ 86.62	delivery & installation of replacement stove
\$ 319.39	replacement stove
\$ 42.00	replacement of deadbolt lock
\$ 50.00	filing fee for this application.

Total: \$2,832.29

Conclusion

I hereby grant the landlord a monetary order under section 67 of the Act for **\$2,832.29**. This order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: May 14, 2009

Dispute Resolution Officer