

DECISION

Dispute Codes: MND, MNDC, FF

This hearing dealt with an application by the landlord for a monetary order for costs incurred in addressing the damages and loss of income.

During the course of the hearing, the parties reached an agreement to settle the costs incurred in addressing the damages, on the following conditions:

1. The landlord retains the security deposit and interest in the amount of \$804.00;
2. The tenant agrees to pay the landlord an amount of \$3191.00

The landlord is also claiming for loss of income for January in the amount of \$1600.00. The monthly rent for the unit was \$1600.00. The tenant left the unit at the end of December, 2008. But she left her belongings in the unit until January 5 with permission of the landlord. Thereafter, the landlord started the necessary repairs. The landlord said that there was a substantial amount of repairs to be completed before he was able to re-rent the unit. Having considered the landlord's testimony and the documentary evidence which confirms the amount of repairs required, I find the landlord's claim to be reasonable. I therefore allow a claim for loss of income for January in the amount of \$1600.00. The landlord is also entitled to recovery of the \$100.00 filing fee.

Based on the above, I grant the landlord a monetary order under section 67 of the *Act* for \$4891.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated June 12, 2009.