

## **DECISION**

Dispute Codes      MND, MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on November 20, the tenant did not participate in the hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed testimony is as follows. The tenant entered into a fixed term tenancy agreement which was set to expire on May 31, 2010. The tenancy agreement contains a liquidated damages provision whereby the tenant is obligated to pay \$350.00 if he ends the tenancy before the expiry of the term. The tenant ended the tenancy effective October 31, 2009. The tenant did not thoroughly clean the unit, did not return the keys or laundry card and had created holes in the walls which required repair and repainting. The landlord made the following claims:

Liquidated damages	\$350.00
Cleaning	\$ 70.00
Carpet cleaning	\$ 75.00
Painting and wall repair	\$ 35.00
Key replacement	\$ 10.00
Laundry card replacement	\$ 20.00
Filing fee	\$ 50.00
<b>Total:</b>	<b>\$610.00</b>

### Analysis

I accept the landlord's undisputed testimony and I award the landlord \$610.00 in compensation for the claims as itemized above.

Conclusion

I grant the landlord a monetary order under section 67 for \$610.00. This order may be filed in the Supreme Court and enforced as an order of that Court.

Dated: March 26, 2010

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