

## **DECISION**

Dispute Codes      MND, MNR, FF

### Introduction

This hearing dealt with the landlord's application for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on February 2, the tenant did not participate in the conference call 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 tenancy began on August 15, 2007 and ended on August 31, 2009. The tenant failed to clean the rental unit, mow the lawn or shampoo the carpets at the end of the tenancy. The tenant also failed to pay rent in the amount of \$287.00 in the month of August and at the end of the tenancy left several screens which were damaged and required repair. The landlord provided evidence showing that 34 hours were spent cleaning the rental unit at a rate of \$15.00 per hour and \$15.00 spent to hire someone to mow the lawn. The landlord had to clean carpets twice as they were extremely soiled and seeks to recover the \$125.00 charge for the second cleaning.

### Analysis

I accept the landlord's undisputed testimony and find that the tenant failed to adequately clean the rental unit, mow the lawn or shampoo the carpets. I further find that the

tenant failed to pay rent in August and that she damaged the screens in the rental unit. I award the landlord \$1,021.12 which represents \$510.00 for cleaning, \$15.00 for lawn mowing, \$34.12 for screen repairs, \$125.00 for carpet cleaning, \$287.00 for unpaid rent and \$50.00 recovery of the filing fee paid to bring this application.

### Conclusion

I grant the landlord a monetary order under section 67 for \$1,021.12. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Dated: May 04, 2010

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