

## **DECISION**

### **Dispute Codes**

MND, MNR, MNSD, MNDC, FF

### **Introduction**

This was an application by the landlord for a monetary order. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on December 22, 2009. The landlord provided proof of mail registration including the tracking number for the mail, purported to have been returned to the landlord.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order in the amount claimed?

### **Background and Evidence**

The undisputed testimony and evidence of the landlord is that the tenancy started October 02, 2008 and ended December 17, 2009. Rent payable was \$1400 per month. At the outset of the tenancy the landlord collected a security deposit of \$700. At the end of the tenancy the landlord and tenant conducted an inspection and inspection report.

The tenant caused damage to the rental unit prior to vacating the unit. The landlord claimed cleaning costs of \$371.50, \$165 for drywall repairs, \$123.50 to replace broken blinds, \$10 to replace broken / missing light bulbs, \$157.50 for carpet cleaning, \$45 to re-key locks for missing keys, \$240 for repainting walls, and \$100 total for removal of the tenant's cast off belongings for a total of \$1212.50. The landlord also claims unpaid rent, only to the date the tenant vacated, in the amount of \$782. For a total claim of **\$1994.50**

### **Analysis**

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the amount of \$1994.50. The landlord is entitled to recover the \$50 filing fee paid for their application for a total award of **\$2044.50**.

### **Conclusion**

**I order** that the landlord retain the deposit and interest of \$702.61 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$1341.89**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.