

## **Decision**

**Dispute Codes:** MND, FF

### **Introduction**

This hearing dealt with an application by the landlord for a monetary order as compensation for damage to the unit, site or property, in addition to recovery of the filing fee. The landlord was present at the hearing and stated that, while he had served the tenant with the application for dispute resolution and the notice of hearing by way of registered mail, the hearing package was unclaimed.

The landlord stated that at the time he purchased the subject rental unit in August 2009, there was already a tenancy agreement in place between the tenant and the former owner of the property. The term of tenancy was from March 15 to October 31, 2009. Following the end of the previous tenancy agreement, the parties entered into a new tenancy from November 1, 2009 to April 30, 2010. Rent of \$1,350.00 was payable in advance on the first day of each month. The security deposit of \$675.00 which was collected at the outset of the previous tenancy, was carried forward to the new tenancy.

When the tenant's rent cheque for April 2010 was confirmed NSF, the landlord found that the tenant had abandoned the unit and that it was in need of significant clean up and repair. The landlord contacted the tenant who paid the landlord \$675.00 on May 2, 2010. Evidence submitted by the landlord with his original application is comprised of photographs. As the landlord states he has incurred significant costs following the end of the tenancy, he has decided to withdraw his current application in order to reapply.

### **Conclusion**

Following from the above, the landlord's application is dismissed with leave to reapply.

**DATE:** August 23, 2010

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Dispute Resolution Officer

