



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes: *MND, FF*

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for a monetary order for the cost of repairs and cleaning the rental unit. The landlord also applied for the recovery of the filing fee.

The landlord testified that she served the notice of hearing by registered mail to the tenant, at the forwarding address provided by the tenant. The landlord provided a tracking number. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for the cost of repairs, cleaning and for the filing fee?

Background and Evidence

The landlord testified that the tenancy started on September 01, 2007 and ended on March 31, 2009. The landlord provides subsidized housing. The monthly rent was \$393.00 payable on the first day of each month.

The landlord testified that the suite was painted just before the tenant moved in. The tenant did not clean the unit prior to moving out and left the unit in a messy condition and in need of repairs. The landlord filed photographs which show damage to the walls and carpet, dirty appliances and abandoned furniture. The landlord is claiming a total of \$832.38 to clean the carpet, fix the damaged walls, paint, remove garbage and furniture and clean the unit.

The landlord filed detailed invoices for costs incurred and photographs to support her monetary claim.

Analysis

Based on the documentary and oral evidence of the landlord and in the absence of any contradictory evidence from the tenant, I find that the tenant caused damage to the rental unit and failed to clean the unit prior to moving out. I find that the landlord is entitled to the cost of repairs and cleaning in the amount of \$832.38. Since the landlord has proven her case, she is also entitled to the filing fee of \$50.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of \$882.38. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order in the amount of **\$882.38**.

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*.

Dated: October 22, 2010.

Dispute Resolution Officer