

DECISION

Dispute Codes: MND and FF

Introduction

This application was brought by landlord the seeking a Monetary Order for damage to the rental unit and recovery of the filing fee for this proceeding.

Despite having been served with the Notice of Hearing sent by registered mail (verified by Canada Post receipt), the tenants did not call in to the number provided to enable their participation in the telephone conference call hearing. Therefore, it proceeded in their absence.

Issues to be Decided

This application requires a decision on whether the landlord is entitled to a Monetary Order for damages to the rental unit and recovery of the filing fee.

Background, Evidence and Analysis

This tenancy began on April 1, 2008 and ended on January 5, 2010. Rent was \$597 per month.

During the hearing, the landlord gave evidence that the rental unit had been freshly painted at the commencement of the hearing and that all interior doors had been newly replaced.

The landlord submitted receipts for cleaning and repairs and extensive photographic evidence to illustrate damage to the rental unit during the tenancy and observed by the tenant at the move-out condition inspection.

The landlord claims and I find as follows:

General cleaning - \$240. The landlord stated that cleaning actually took 16 hours, but she claims only 12 hours at \$20 per hour. On the basis of photographic evidence, I find that this claim should be allowed in full.

Curtain rods - \$36.14. The landlord makes this claim for replacement of three curtain rods missing or damaged at the end of the tenancy. This claim is allowed.

Refrigerator drawer - \$132.12. This claim for one-half of the replacement cost of a broken refrigerator drawer is allowed in full.

Painting, patching and general repair - \$1,102.50. The landlord submitted a detailed paid invoice from a service provider to:

Repair the handrail on the lower landing, Repair drywall holes and install new toilet paper holder, repair two drywall holes on room of carport and paint; paint entry walls, walls in 2nd and 3rd bedroom, one kitchen wall, master bedroom closet and passage doors, and one wall in master bedroom to cover graffiti and paint four doors to cover graffiti and main closet doors. This claim is allowed in full.

Filing fee - \$50. Having found full merit in the application, I find that the landlord should recover the filing fee for this proceeding from the tenants.

Thus, I find that the tenants owe to the landlord an amount calculated as follows:

General cleaning	\$240.00
Replace curtain rods	36.14
Replace refrigerator drawer	132.12
General repairs and painting	1,102.50
Filing fee	<u>50.00</u>
TOTAL balance owed to landlord by tenants	\$1,560.76

Conclusion

In addition to authorization to retain the security and pet damage deposits and interest, the landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia for **\$1,560.76** for service on the tenants.

November 30, 2010