

DECISION

Dispute Codes: MND and FF

Introduction

This application was brought by the landlord on November 4, 2010 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 on November 5, 2010, the tenant did not call in to the number provided to enable her participation in the telephone conference call hearing. Therefore, it proceeded in her absence.

Issues to be Decided

This application requires a decision on whether the landlord is entitled to a Monetary Order based on whether damages are proven, attributable to the tenant, the monetary claim is proven and reasonable and whether the landlord acted reasonable to minimize costs.

Background, Evidence and Analysis

This tenancy began on July 17, 2008 and ended on January 31, 2009. Rent was is \$273 per month.

During the hearing, the landlord gave evidence with reference to a copy of the move out condition inspection report, photographs, receipts and a copy of demand letter sent to the tenant on September 20, 2010 requesting payment for the items claimed.

The landlord claims and I find as follows:

Carpet cleaning - \$84. On the basis of the condition inspection report, photos and paid receipt, I find that this claim should be allowed in full.

General cleaning - \$315. The landlord submitted an invoice for general cleaning for \$882 but seeks only \$315 from the tenant toward this cost. On the basis of the evidence, I find the claim to be fair and reasonable and it is allowed in full.

Filing fee - \$50. As the application has succeeded on its merits, I find that the landlord is entitled to recover the filing fee for this proceeding from the tenant.

Thus, I find that the tenant owes the landlord an amount calculated as follows:

Carpet cleaning	\$ 84.00
General cleaning	315.00
Filing fee	50.00
TOTAL	\$449.00

Conclusion

The landlord's copy of this decision is also accompanied by a Monetary Order for **\$449.00**, enforceable through the Provincial Court of British Columbia, for service on the tenant.

March 8, 2011