



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on April 18, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began on February 9, 2007 and ended on December 31, 2009. The landlord provided photographs showing the condition of the unit. He testified that the tenant performed no cleaning at the end of the tenancy and that the landlord's staff spent 22 hours cleaning the unit. The landlord is claiming for 16 hours of cleaning at a rate of \$20.00 per hour.

The tenant damaged 3 doors in the rental unit beyond repair which the landlord had to replace. The amount claimed for the replacement of those doors, which includes materials and labour, is \$300.00.

The flooring in the rental unit was new at the outset of the tenancy and at the end of the tenancy, the landlord discovered multiple burn marks. The landlord replaced the flooring at a total cost of \$3,465.00 and seeks to recover \$1,501.15 of that amount, taking into account depreciation over the life of the tenancy.

At the end of the tenancy, the tenant left behind a considerable amount of her belongings and garbage which had to be removed by the landlord. The landlord seeks to recover \$625.95 as the cost of removing these items.

The landlord also seeks to recover the \$50.00 filing fee paid to bring his application.

Analysis

I accept the landlord's undisputed testimony and I accept the landlord's claim in full. I find the tenant caused damage beyond what might be characterized as reasonable wear and tear and that the landlord suffered the losses claimed as a result. I award the landlord the following:

Cleaning	\$ 320.00
Door replacement	\$ 300.00
Flooring replacement	\$1,501.15
Garbage removal	\$ 625.95
Filing fee	\$ 50.00
Total:	\$2,797.10

Conclusion

I grant the landlord a monetary order under section 67 for \$2,797.10. This order may be filed in the Small Claims Division of the Provincial 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*.

Dated: August 04, 2011

Residential Tenancy Branch