

DECISION

Dispute Codes: MND and FF

Introduction

This application was brought by the landlord on May 11, 2011 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 May 12, 2011, the tenant did not call in to the number provided to enable his participation in the telephone conference call hearing. Therefore, it proceeded in his absence.

Issues to be Decided

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

Background, Evidence and Analysis

This tenancy began on September 1, 2009 and ended on March 31, 2010. The tenant's share of rent was \$362 per month.

During the hearing, the landlord gave detailed evidence and submitted receipts and photographs of the rental unit in support of four claims on which I find as follows:

General cleaning - \$740. The landlord submitted a receipt for \$1,026 for 28 hours cleaning and claims \$740 of that from the tenant. On the basis of photographic evidence and the receipt, I find that this claim should be allowed.

Painting - \$1,102.50. The landlord gave evidence that the rental unit had been freshly painted at the beginning of the tenancy, but due to holes in the walls and paintball spatters caused by the tenant, it required a complete repainting at the end of the six month tenancy. The landlord submitted a receipt for \$2,205 but claims only half of this cost from the tenant. The claim is allowed in full.

Removal of refuse and tenant's property - \$196.85. This claim is supported by a receipt, move-out condition inspection report and photographs of the rental unit and it is allowed in full.

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

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

General cleaning	\$ 740.00
Painting	1,102.50
Removal of refuse and tenant's property 196.85	196.85
Filing fee	50.00
TOTAL	\$2,089.35

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order for **\$2,089.35**, enforceable through the Provincial Court of British Columbia, for service on the tenant.

August 22, 2011