



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MND, FF

Introduction

This was an application by the landlord for a monetary order for damages to the unit. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on November 29, 2011. The landlord provided proof of mail registration including the tracking number for the mail, and the tracking information showing the registered mail was accepted at the address for the tenant. I accept the tenant is aware of this application and this hearing.

The landlord was given full opportunity to present their claim.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy started February 01, 2009 and ended November 30, 2010. Rent payable was \$185 per month. No security deposit applies to this tenancy.

At the end of the tenancy the landlord conducted an inspection and completed an inspection report. The landlord claims the tenant caused damage to the rental unit which was not rectified upon vacating the unit, and that the unit was left unclean. The landlord claimed general cleaning costs of \$308, and parts for a damaged oven, window screen and a patio door screen in the sum of \$111.24, for a total claim of **\$419.24**. The landlord provided all invoices and photographs in support of their claim.

Analysis

I accept the landlord's testimony and document evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the amount of \$419.24. The landlord is also entitled to recover the \$50 filing fee paid for their application for a total award of **\$469.24**.

Conclusion

I grant the landlord an order under Section 67 of the Act for the amount of **\$469.24**. If necessary, this order may be filed in the Small Claims 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: February 29, 2012

Residential Tenancy Branch