



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes**

MND, MNR, MNDC, FF

### **Introduction**

This was an application by the landlord for a monetary order, inclusive of the filing fee.

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 served personally on February 14, 2012. The landlord provided a signed statement by the individual whom personally served the tenant.

### **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 March 01, 2011. The rent payable was \$600 per month. The landlord testified that the tenancy ended in the latter portion of July 2011 when the tenant abandoned the rental unit and the majority of their belongings - of which the landlord came to know in the first week of August 2011. The landlord claims that the tenant failed to pay rent for the month of July 2012, and is claiming loss of revenue for August 2012. The landlord also claims the tenant incurred Cable TV related charges billed to the landlord in the amount of \$755.00, and did not pay their utilities charges.

The landlord claims the tenant left the rental unit unclean and that during the tenancy caused damage to the rental unit consisting partly of burnt carpeting and linoleum flooring as well as damaged and burnt counter tops, purportedly from the manufacture

of drugs. The landlord claimed cleaning costs of \$364.89, rubbish removal costs of \$350.00, repairs of \$546.00 – for which the landlord submitted receipts / invoices. The landlord further claimed unpaid Hydro Gas and Electricity in the sum of \$662.50 and unpaid Cable TV charges of \$755.00, and lock replacement charges of \$78.49 – neither of which are supported by evidence. The landlord argued that they were advised they could claim filing fees in the amount of \$125.00 which included filing fees for previous hearings, although this claim is not supported by evidence or authority.

### **Analysis**

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred some of the amounts claimed; and, I find they are entitled to compensation for unpaid rent and loss of revenue in the amount of **\$1200**, cleaning costs of **\$364.89**, rubbish removal costs of **\$350.00**, repairs of **\$546.00**. **I dismiss** the landlord's claims related to the unpaid utilities for lack of evidence, without leave to reapply. The landlord is further entitled to recover the **\$50** filing fee paid for this application for a total award of **\$2510.89**.

### **Conclusion**

**I grant** the landlord a Monetary Order under Section 67 of the Act for the amount of **\$2510.89**. 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: April 17, 2012

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Residential Tenancy Branch