



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND and FF

Introduction

This hearing was convened on an application by the landlord on November 9, 2012 seeking a Monetary Order for cleaning costs at the end of the tenancy and recovery of the filing fee for this proceeding.

Despite having been served with the Notice of Hearing sent by registered mail on November 9, 2012 to the address provided by the tenant at the end of the tenancy, the tenant did not call in to the number provided to enable his participation in the telephone conference call proceeding. Therefore, it proceeded in his absence.

Issue(s) to be Decided

Is the landlord entitled to a Monetary Order for the claims submitted?

Background, Evidence and Analysis

This tenancy ran from March 1, 2011 to February 29, 2012. Rent was \$855 per month and the landlord held a security deposit of \$427.50.

This tenancy was the subject of a hearing on March 1, 2012 in which the landlord was granted a monetary award for unpaid rent for February 2012, late fee of \$20 and recovery of the filing fee. After authorization to retain the security deposit in set off, the landlord was provided with a Monetary Order for the balance of \$497.50.

The landlord was given leave to reapply for any damages ascertained at the end of the tenancy.

The landlord subsequently made application for the cost of cleaning the carpets and window coverings, but the claim was dismissed with leave to reapply by a decision of October 29, 2012 as the landlord had not provided sufficient proof of service. The landlord made the application again resulting in the present hearing.

The landlord has submitted paid receipts in support of the following claims:

Carpet cleaning - \$67.20. The landlord stated that the tenant had agreed to this cost and the claim is allowed in full.

Cleaning of window coverings - \$45. The landlord stated that the tenant had agreed to this cost and the claim 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.

Thus, I find that the landlord is entitled to a Monetary Order calculated as follows:

Carpet cleaning	\$ 67.20
Clean window coverings	45.00
Filing fee	50.00
TOTAL	\$162.20

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order for \$162.20, enforceable through the Provincial Court of British Columbia, for service on the tenant.

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 08, 2013

Residential Tenancy Branch

