



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MND, FF

Introduction

This was an application by the landlord for a monetary order. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not attend although she was served with the application and Notice of Hearing sent by registered mail on January 15, 2013.

Issues(s) to be Decided

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

Background and Evidence

The undisputed evidence in this matter is as follows. The tenancy started in 2007 and ended December 31, 2011. The tenant did not participate in the move out inspection. The landlord provided that the tenant caused damage to the rental unit prior to vacating the unit and did not leave the rental unit reasonably clean. The landlord is claiming cleaning costs, repair costs, and costs for removal of the tenant's cast off belongings for a mitigated total of \$398.57. The landlord provided all supporting documents and sufficient evidence to establish their claims.

Analysis Conclusion

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed and that they are entitled to compensation in the amount of \$398.57. The landlord is entitled to recover the \$50.00 filing fee paid for his application for a total award of \$448.57.

Conclusion

I grant the landlord a monetary order under section 67 in the amount of **\$448.57**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that court.

This Decision is final and binding on both parties.

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 08, 2013

Residential Tenancy Branch