



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

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

## **DECISION**

Dispute Codes      MNR, MND and FF

### Introduction

This hearing was convened on the landlord's application of March 4, 2013 seeking a Monetary Order for unpaid rent, 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 March 5, 2013, the tenants did not call in to the number provided to their participation in the telephone conference call hearing. Therefore, it proceeded in their absence.

### Issue(s) to be Decided

This matter requires a decision on whether the landlord is entitled to monetary award for the claims submitted and in what amounts.

### Background, Evidence and Analysis

This tenancy began on June 1, 2011 and ended on March 31, 2013 pursuant to a 10-day Notice to End Tenancy for unpaid rent served on March 8, 2012. Rent was \$564 per month and there was no security deposit.

During the hearing, the landlords noted there was a delay in making application as the tenants had not provided a forwarding address and it had taken some time to locate them. Evidence submissions included a letter to the tenant's dated January 11, 2013 submitting a detailed invoice of the landlord's claims and requesting payment or a response if the tenants disagreed with any of the charges.

The landlord submitted copies of the rental agreement, move-in/move-out condition inspection reports, pre-move out instructions to the tenants, photographs and detailed invoices in support of the claims on which I find as follows:

**Rent for March 2012 - \$564.** I accept the evidence of the landlord that the March 2012 rent was not paid and the claim is allowed in full.

**Move-out cleaning - \$60.** This claim is verified by photographic evidence and receipt and it is allowed in full.

**Move-out carpet cleaning - \$56.** This claim, supported by invoice and a standard end-of-tenancy requirement, is allowed in full.

**Maintenance repairs - \$30.** This claim is for only a portion of the work done that was charged back to the tenants. It is allowed.

**Wall repairs - \$45.69.** On the basis of photographic evidence and invoice, this claim is allowed in full.

**Disposal fees - \$74.05.** This claim is made up of an invoiced charge of \$65 labour and \$9.05 in landfill fees and it 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 from the tenant.

Thus, I find that the landlord is entitled to a monetary award calculated as follows:

Rent for March 2012	\$564.00
Move-out cleaning	60.00
Move-out carpet cleaning	56.00
Maintenance repairs	30.00
Wall repairs	45.69
Disposal fees	74.05
Filing fee	<u>50.00</u>
<b>TOTAL (Owed by tenants to landlord)</b>	<b>\$879.74</b>

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia for **\$879.74** for service on the tenants.

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: May 24, 2013

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Residential Tenancy Branch

