



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NACEL PROPERTIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNSD, FF

Introduction

The landlord applies for damages for cleaning, repair and related costs.

The tenant did not attend the hearing though duly served by registered mail, signed for by him on April 19, 2013.

I have considered the claim, the documentary evidence supplied by the landlord and the testimony of the landlord's representatives at hearing and conclude the landlord is entitled to \$150.00 for paint and wall repair, \$50.00 for lock replacement, \$1020.60 for carpet replacement, \$409.50 for window and sliding door repair, \$400.00 cleaning and \$1130.56 licensed bailiff costs to evict the tenant, plus the \$50.00 filing fee.

I authorize the landlord to retain the \$475.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the balance of \$2735.66

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 21, 2013

Residential Tenancy Branch

