



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.

and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MND, MNSD, FF

Introduction

This was an application by the landlord for a monetary order orally amended in the hearing, 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 sent by registered mail. The landlord provided proof of mail registration including the tracking number for the mail containing the hearing package, as well as same for the submitted evidence to this matter. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

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 May 2012 and ended May 31, 2013. Rent payable was \$750.00 per month. At the outset of the tenancy the landlord collected a security deposit of \$375.00 which they retain in trust. At the end of the tenancy the landlord conducted an inspection and completed an inspection report in the absence of the tenant whom was provided opportunity to attend the inspection in accordance with the Act.

The landlord alleged the tenant left the unit unclean and requiring the landlord to expend certain costs to remediate the unit. The landlord claimed cleaning costs of

\$180.00, \$89.25 for carpet cleaning and \$161.85 for removal of the tenant's cast off belongings for a downwardly amended claim total of \$431.10. The landlord provided all invoices for their claimed costs.

Analysis

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 \$431.10. The landlord is further entitled to recover the \$50 filing fee paid for their application for a total award of **\$481.10**.

Conclusion

I order that the landlord retain the deposit and interest of \$375.00 in partial satisfaction of the claim and I grant the landlord an order under Section 67 of the Act for the balance due of **\$106.10**. 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: September 17, 2013

Residential Tenancy Branch



Residential Tenancy Branch

RTB-136

All decisions are binding and both landlord and tenant are required to comply.

The RTB website (www.rto.gov.bc.ca) has information about:

- How and when to enforce an order of possession:
Fact Sheet RTB-103: *Landlord: Enforcing an Order of Possession*
- How and when to enforce a monetary order:
Fact Sheet RTB-108: *Enforcing a Monetary Order*
- How and when to have a decision or order corrected:
Fact Sheet RTB-111: *Correction of a Decision or Order*
- How and when to have a decision or order clarified:
Fact Sheet RTB-141: *Clarification of a Decision or Order*
- How and when to apply for the review of a decision:
Fact Sheet RTB-100: *Review Consideration of a Decision or Order* **(Please Note: Legislated deadlines apply)**

To personally speak with Residential Tenancy Branch (RTB) staff or listen to our 24 Hour Recorded Information Line, please call:

- Toll-free: 1-800-665-8779
- Lower Mainland: 604-660-1020
- Victoria: 250-387-1602

Contact any Service BC Centre or visit the RTB office nearest you. For current information on locations and office hours, visit the RTB web site at www.rto.gov.bc.ca