



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, O, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary order. The hearing was conducted by conference call. The tenants did not attend although they were served with The application and Notice Of Hearing by registered mail sent on July 16, 2013.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

Background and Evidence

The rental unit is a suite in a house in Surrey. As set out in the decision that resulted from a previous dispute resolution proceeding, the landlord was granted an order for possession for unpaid rent effective June 30, 2013. The tenants moved out of the rental unit, but they did not participate in a condition inspection although they were afforded several opportunities to do so. The tenants did not return the keys to the rental unit when they moved out.

The landlord has claimed the following amounts:

- Carpet cleaning: \$87.20
- Charge for lock re-keying \$168.00
- Repairs: \$406.61
- Cleaning: \$200.00
- Yard care: \$42.00

The charge for repairs included a charge for patching and painting a damaged wall, repairing closet door knobs, repairing a broken kitchen drawer and hauling away a quantity of abandoned junk.

Analysis

Based upon the uncontradicted evidence submitted by the landlord, I find that the tenants did not properly clean the rental unit at the end of the tenancy and caused damage that exceeded reasonable wear and tear. I find that the charges claimed by the landlord are justified and I award the landlord the sum claimed.

Conclusion

I grant the landlord a monetary award in the amount of \$903.81. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$953.81 and I grant the landlord an order under section 67 in the said amount. This order may be registered in the Small Claims Court and enforced as an order of that court.

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: October 16, 2013

Residential Tenancy Branch

