



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Re/Max Country  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNR, MNSD, FF

### Introduction

This is an application for a monetary order for \$1350.00.

The applicant(s) testified that the respondent was served with notice of the hearing by direct personal service on August 28, 2013; however the respondent did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Is the landlord entitled to a monetary order for \$1350.00?

### Background and Evidence

The applicant testified that:

- The tenant failed to pay the August 2013 rent and therefore on August 2, 2013 a 10 day notice to end tenancy was served on the tenant.
- Tenant vacated the rental unit on August 15, 2013 however she paid no further rent.
- The rental unit was also left in need of significant cleaning and repairs and as a result they lost the full rental revenue for the month of August 2013.
- They are therefore requesting a monetary order as follows:

August 2013 lost rental revenue	\$900.00
Vacuuming and cleaning floors	\$25.00
Shampooing carpets	\$112.50
Cleaning stove	\$25.00
Kitchen cleaning	\$25.00
Washing walls	\$50.00
Cleaning two bathrooms	\$25.00
Removing garbage & hauling to dump	\$25.00
Cleaning windowsills and window tracks	\$12.50
Replace missing smoke detector	\$26.00
Patch and repaint walls	\$50.00
Replace 4 laminate floor boards	\$37.50
Replace missing lock	\$19.01
Filing fee	\$50.00
Total	\$1382.51

They have provided photo evidence in support of their claim.

### Analysis

It's my finding that the landlord has established the full amount claimed.

The tenant failed to pay the rent for the month of August 2013 and as a result the landlord lost the full rental revenue for that month, and therefore it's my finding the tenant is liable for the August 2013 lost rental revenue.

It is also my finding that the landlord has shown that the rental unit was left in need of significant cleaning and repairs, and I find that the amounts claimed by the landlord are reasonable and therefore I allow the full amount for cleaning and repairs.

I also allow the request for recovery of the \$50.00 filing fee.

### Conclusion

I have allowed the landlords full claim of \$1382.51 and I therefore order that the landlord may retain the full security deposit of \$450.00, and I've issued a monetary order in the amount of \$932.51.

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: December 03, 2013

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Residential Tenancy Branch

