



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 MND FF

Introduction

This hearing dealt with an application by the landlord for a monetary order.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that they served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on May 28, 2014 and which the Canada Post website showed as received on May 30, 2014. I accepted the landlord's evidence that the tenant was served with notice of the hearing on May 30, 2014, and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on October 20, 2006. The landlord and the tenant carried out a move-in inspection and completed a condition inspection report on that date. The tenancy ended on June 30, 2013. On July 4, 2014 the landlord and the tenant carried out a move-out inspection but the tenant did not sign the condition inspection report.

The landlord stated that there was significant damage to the rental unit, and a lot of items were either missing or inoperable. The landlord has claimed the following:

- 1) \$913.24 for yard cleanup, mowing the lawn and removal of debris;
- 2) \$536.39 for rental of a garbage bin;
- 3) \$903.52 to replace entry door and repair storm doors;
- 4) \$778.59 to replace five interior doors;
- 5) \$236.25 to repair drywall; and

6) \$123 to replace the stove.

In support of their claim, the landlord submitted evidence including the following:

- a copy of the residential tenancy agreement, signed by the tenant and the landlord on October 13, 2006;
- copies of the move-in and move-out condition inspection reports;
- copies of invoices and receipts for the above-noted expenses;
- photographs of damage to the unit and yard; and
- a copy of the Landlord's Application for Dispute Resolution, filed May 6, 2014.

Analysis

I find that the landlord has established their claim in its entirety. The evidence noted above shows that the tenant left the rental unit in poor condition and the landlord incurred significant expenses to remedy the damage.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of this application.

Conclusion

I grant the landlord an order under section 67 for the amount due of \$3540.99. This order may be filed 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: September 16, 2014

Residential Tenancy Branch

