



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MND, MNR, FF

### Introduction

The landlord applies for a monetary award for unpaid rent and damages for cleaning and repair.

Neither tenant attended the hearing. The landlord's representative Mr. Z. testified that the tenants were served by registered mail addressed to an address provided by the B.C. Ministry of Social Development. The landlord is a low income house provider, the tenants were clients of the Ministry and they provided the landlord with authorization to their personal information form the Ministry. Under that authorization, the Ministry provided the landlord with the tenants' current address.

The registered mail to each tenant went "unclaimed by recipient" and was "returned to sender" according to the records of Canada Post.

A landlord serving a tenant by registered mail is required to send that mail to the address at which the tenant resides, according to s. 89 of the *Residential Tenancy Act* (the "*Act*"). I find that the tenants have been duly served.

### Issue(s) to be Decided

Does the relevant evidence presented at hearing show that the landlord is entitled to recover a monetary award?

### Background and Evidence

The rental unit is a four bedroom townhouse. The tenancy started in August 2012. The rent was \$691.00 per month. There was no security deposit or pet damage deposit.

The landlord determined on December 31, 2014 that the tenants had abandoned the premises, leaving a significant number of personal belongings in the home.

### Analysis

On the undisputed evidence presented by Mr. Z., I grant the landlord a monetary award of \$347.00 for rent owing from 2013, \$60.00, \$60.00 for hauling a mattress, \$694.65 for the general hauling away of tenants' belongings, \$240.00 to replace doors, \$1234.62 for floor replacement, \$1381.32 for painting the interior of the rental unit, \$270.00 for cleaning, plus recovery of the \$50.00 filing fee for this application.

### Conclusion

There will be a monetary order against the tenants jointly and severally for the total of \$4277.69.

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 19, 2015

---

Residential Tenancy Branch

