



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, MND, MNSD & MNDC

Introduction

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the Tenant by mailing, by registered mail to where the tenant resides. She accepted service on the documents on February 24, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to a monetary order and if so how much?
- b. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on November 1, 2012. The tenancy agreement provided that the tenant(s) would pay rent of \$308 per month payable in advance on the first day of each month. The tenancy ended on August 3, 2014 when the tenant vacated the rental unit.

At the time the time the landlord filed the Application for Dispute Resolution the landlord claimed the sum of \$1346.17 plus the \$50 filing fee. The tenant has since made a payment of \$650. I determined that it was appropriate to consider the landlord's claim

as set out in the Application and then apply the payment to the proven claims of the landlord.

Analysis

The Residential Tenancy Act provides the tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must repair damage to the rental unit or common areas that is caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant and is liable to compensate the landlord for failure to do so. In some instances the landlord's standards may be higher than what is required by the Act. The tenant is required to maintain the standards set out in the Act. The tenant is not required to make repairs for reasonable wear and tear. The applicant has the burden of proof to establish the claim on the evidence presented at the hearing.

Monetary Order and Cost of Filing fee

With respect to each of the landlord's claims I find as follows:

- a. I determined the landlord has established a claim in the sum of \$607 for non-payment of the rent for June and July 2014.
- b. I determined the landlord is entitled to \$8.38 for hydro.
- c. I determined the landlord is entitled to \$160 for the cost of cleaning.
- d. I determined the landlord is entitled to \$188.50 for the cost of carpet cleaning.
- e. I determined the landlord is entitled to \$55.17 for the cost of general maintenance.
- f. I determined the landlord is entitled to \$127.62 for the cost of drywall repairs
- g. I determined the landlord is entitled to \$199.50 for garbage disposal.

In summary I determined the landlord has established a monetary claim against the tenant(s) in the sum of \$1346.17. The tenant has paid \$650. **Thus I ordered that the tenant pay to the landlord the sum of \$696.17 plus the \$50 filing fee for a total of \$746.17.**

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: May 15, 2015

Residential Tenancy Branch

