



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND FF

### Introduction

This hearing dealt with an application by the landlord for monetary compensation for damage to the rental unit.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that they personally served the tenant with the application for dispute resolution and notice of hearing on November 15, 2014. I accepted the landlord's testimony regarding service of notice of the hearing, 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 tenant began occupying the rental unit on February 27, 2014. The landlord and the tenant carried out a move-in inspection and signed the condition inspection report on February 26, 2014. The tenant vacated the rental unit on October 13, 2014. The landlord attempted to schedule a move-out inspection with the tenant, but the tenant did not cooperate.

The landlord stated that the rental unit was in very poor condition after the tenant vacated. They stated that it appeared nothing had been cleaned since the beginning of the tenancy; the landlord had to repaint approximately 80 percent of the suite; and they had to go over the carpets two or three times with a carpet cleaning machine. The landlord claimed a total of \$1734.74.

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

- over 50 photographs of the dirty and damaged condition of the rental unit after the tenant vacated;
- receipts for cleaning and painting supplies;
- details of work done to restore the condition of the unit; and
- a copy of the Landlord's Application for Dispute Resolution, filed November 7, 2014.

### Analysis

I find that the landlord has established their claim in its entirety. Based on the evidence noted above, I am satisfied that the tenant left the unit in a dirty and damaged condition, and the landlord incurred the costs claimed to clean and repair the unit.

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 balance due of \$1784.74. 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: July 6, 2015

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Residential Tenancy Branch

