



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, MND, O, FF

Introduction

The landlord applies for a monetary award for unpaid rent and damages for cleaning and repair of the premises after the tenant vacated.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been served with the application and notice of hearing? If so, does the relevant evidence presented during the hearing show on a balance of probabilities that the landlord is entitled to any of the relief requested?

Background and Evidence

The rental unit is a four bedroom house. The tenancy started in July 2014. The tenant vacated on November 2nd. The monthly rent was \$1100.00. The landlord does not hold any deposit money.

The landlord testifies that the tenant was served with the application and notice of hearing by registered mail sent to a post box number the tenant provided. Canada Post records show that the mail was sent November 20, 2014 and received and signed for on November 25th. On this evidence I find that the tenant was duly served.

Analysis

On the undisputed evidence of the landlord I grant her a monetary award of \$3300.00 for unpaid September, October and November rents as claimed. I grant her \$152.30 for locksmith charges, \$160.00 for professional housecleaning, \$257.25 for carpet cleaning and \$22.25 for dump fees.

I deny the landlord's claim for registered mail costs. That claim is in the nature of fees and disbursements incurred in the dispute resolution process and my jurisdiction in that regard is limited to granting recover of the application filing fee.

I grant the landlord recover of the \$50.00 filing fee.

Conclusion

The landlord will have a monetary order against the tenant in the amount of \$3941.80

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 02, 2015

Residential Tenancy Branch

