



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, MNR, FF

Introduction

The landlord applies to recover utility costs and damages for cleaning and repair of the rental unit after the end of the tenancy.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been duly served? 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 apartment. The tenancy started in May 2012 and ended in October 2014. The rent was \$448.00 per month. The landlord did not require a security deposit.

Ms. K. for the landlord testifies that the tenant was served with the application for dispute resolution and notice of hearing by registered mail. The Canada Post record shows that the mail was received and signed for by the tenant on March 18, 2015. I find that the tenant was duly served.

Analysis

On the undisputed evidence of Ms. K. I find that the landlord is entitled to recover \$25.03 for a Fortis bill, \$53.76 for a BC Hydro bill, \$1241.63 paid for cleaning and garbage removal, \$105.00 for a garbage bin rental and \$908.25 paid for wall repair, plus recovery of the \$50.00 filing fee.

Conclusion

The landlord's application is allowed as presented. There will be a monetary order against the tenant in the amount of \$2383.67.

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 21, 2015

Residential Tenancy Branch

