



# Dispute Resolution Services

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:** MNR, MND, FF

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent, the cost of repairs and cleaning and for the recovery of the filing fee.

The landlord testified that she served the tenant with the notice of hearing by registered mail on March 19, 2015. The landlord provided a printout of the tracking sheet that indicated that the tenant received the notice of hearing package on March 31, 2015. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to a monetary order for unpaid rent, the cost of cleaning and repairs and the filing fee?

### **Background and Evidence**

The landlord testified that the tenancy started on January 10, 2014 and ended on July 31, 2014. The accommodation is subsidised housing and is allotted and rented based on a tenant's income and family size. The tenant's portion of the rent was \$595.00 payable on the first of each month.

The landlord stated that the tenant failed to pay full rent for June 2015 and owed \$5.00 for that month. The tenant also failed to pay rent for July. Despite notices to conduct a move out inspection, the tenant did not attend the inspection and left the unit in a

condition that required repairs and cleaning. The landlord filed a copy of the inspection report and photographs of the condition of the unit to support her testimony.

The photographs show that the walls had written words on them and that there was damage to the drywall. The landlord stated that the unit had been painted just prior to the start of tenancy. The landlord also stated that a door was missing and had to be replaced and the tenant had left behind a washer and dryer that had to be disposed of.

The landlord has filed receipts and invoices for all costs incurred and is making the following claim:

1.	Unpaid rent for June 2015	\$5.00
2.	Unpaid rent for July 2015	\$595.00
3.	Cleaning	\$30.00
4.	Dispose of washer and dryer	\$157.50
5.	Replace door	\$81.03
6.	Repair drywall and paint	\$330.94
7.	Filing fee	\$50.00
	Total	<b>\$1,249.47</b>

### **Analysis**

Based on the undisputed testimony of the landlord, the inspection report, photographs and invoices filed into evidence, I find that the landlord has established her entire monetary claim. Since the landlord has proven her claim, she is also entitled to the recovery of the filing fee. Overall the landlord has established a claim of \$1,249.47. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord a monetary order of **\$1,249.47**.

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: August 25, 2015

---

Residential Tenancy Branch

