



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes                      MND, MNR, MNSD, MNDC, FF

### Introduction

The landlords apply for a monetary award for unpaid rent from November and December 2015, damages for repair to the rental unit and for cleaning costs.

Neither tenant attended the hearing. The attending landlord Mr. ----. established that the application and notice of hearing were sent to the tenants by registered mail to an address that he had discovered through contacting an agent of the tenant's new landlord in a manufactured home park. He says the tenants did not provide a forwarding address in writing or otherwise upon leaving the premises at an undetermined time prior to November 26, 2016. Canada Post records for the registered mail show that the mail to the tenant ----. was claimed and signed for by her on December 14, 2015. The mail to the tenant Mr. -----, went "unclaimed by recipient" and was returned to the landlord. This indicates that the tenant Mr. ---., the "recipient" was receiving mail at that address but declined to retrieve this mail.

On these facts I find that the tenants are residing at the mailing address used by the landlords and that they have been duly served in accordance with s. 89 of the *Residential Tenancy Act* (the "RTA").

### Issue(s) to be Decided

Does the evidence presented by the landlords at this hearing show they are entitled to any of the monetary relief particularized in their "Monetary Order Worksheet" filed in this matter?

### Background and Evidence

The rental unit is a one bedroom suite in the lower portion of the landlords' house. The tenancy started in August 2015. The landlord Mr. ---- says he issued a ten day Notice to End Tenancy

for unpaid rent for November and that when he attended at the suite on November 26, the tenants had left without notice and had abandoned the premises.

Mr----. testified about each of the ten items in the Monetary Order Worksheet.

### Analysis

On the undisputed evidence of Mr----. I find the landlords are entitled to a monetary award for the following:

- \$2000.00 for unpaid November and December rent,
- \$55.96 for replacement lamp shades,
- \$91.84 for damaged blinds,
- \$143.69 for repair of a broken glass door,
- \$145.60 for replacement of a fridge crisper,
- \$134.48 for repayment of a cable bill paid by the landlord for the tenants,
- \$20.00 for repair of a bar stool,
- \$367.50 to replace scratched floor boards,
- \$30.00 to clean and repair a dishwasher, and
- \$330.00 for suite cleaning and storage of tenants' goods.

The total of the award is \$3319.07.

I award the landlords recovery of the \$50.00 filing fee.

I authorize the landlords to retain the \$500.00 security deposit in reduction of the amount awarded.

### Conclusion

There will be a monetary order against the tenants for the remainder of \$2869.07

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: January 31, 2016

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Residential Tenancy Branch

