



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, ET, FF

Introduction

The landlord applies for an order of possession and for a monetary award for unpaid rent, loss of rental income, utility costs, and damages for cleaning and repair.

Neither tenant attended for the hearing. The landlord showed that each was served with the application by registered mail. Canada Post records show that the mailings were sent January 19, 2016 and delivered January 20. The Tenant Mr. --- signed for both pieces of mail. I find the respondents were duly served.

Neither respondent filed material in defence against the landlord's claim. As they were served and failed to attend, I conclude that the landlord's application is unopposed.

The landlord reports that the respondents vacated the premises February 3, 2016. She does not seek an order of possession and withdraws her claims for rental loss for March and April 2016.

Issue(s) to be Decided

Does the undisputed evidence submitted by the landlord show that she is entitled to recover any monetary award against the respondent?.

Background and Evidence

The rental unit is a house. Though the respondent Ms. --- lived there as a sole tenant for some time, the written tenancy agreement shows that only the respondent Mr. --- is the landlord's tenant.

His tenancy started October 30, 2015. The monthly rent was \$960.00. The landlord holds a \$480.00 security deposit.

The landlord gave evidence about each aspect of her claim.

Analysis

The landlord testifies that January 2016 rent was short by \$65.00 and that no rent was received for February. I award the landlord \$1025.00 for unpaid rent.

The landlord established that she has paid a water bill owed by the tenant. I award her \$91.79 for that utility.

The landlord testifies that she spent sixteen hours cleaning the premises to bring it to a reasonably clean standard after the respondents left. I agree that \$25.00 per hour for that work is not unreasonable and I award her \$400.00 for cleaning.

I award the landlord recover of \$375.00 paid to a helper for cleaning and garbage removal. She testifies that eleven trips to the municipal dump were required to dispose of the garbage. I award her dump fees of \$258.50 and mileage costs of \$51.80.

I award the landlord \$434.00 paid to a carpenter to install a garage door and for various repairs.

I award the landlord reimbursement for the following expenses:

\$174.82 for a garage door,
\$155.00 to replace an oven gasket,
\$57.88 for two bifold doors,
\$38.99 for a garage door handle,
\$11.16 for keys to the premises,
\$21.27 for garbage bags,
\$42.53 to replace blinds,
\$28.03 for bulbs and paint supplies.

In total, the landlord is entitled to an award of \$3165.77 plus recovery of the \$100.00 filing fee.

I authorize the landlord to retain the \$480.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant Mr. ---. for the remainder of \$2785.77.

Conclusion

The application is allowed. I grant the landlord a monetary order of \$2785.77 against Mr----

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: March 02, 2016

Residential Tenancy Branch

