



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Homelife Peninsula Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR MNSD MNDC FF

### Introduction

This hearing dealt with an application by the landlord for monetary compensation.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that they served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on August 26, 2015. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I found that the tenant was deemed served with notice of the hearing on August 31, 2015, and I proceeded with the hearing in the absence of the tenant.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on December 1, 2014. Rent in the amount of \$670.00 was payable in advance on the first day of each month. The tenant moved out of the rental unit in August 2015. The landlord stated that the tenant still owed rent and failed to do cleaning or repairs as required.

The landlord has claimed compensation as follows:

- 1) \$160.00 for unpaid rent;
- 2) \$834.75 for painting;
- 3) \$400.00 for cleaning;
- 4) \$199.50 for repairs and replacement keys;
- 5) \$105.00 for carpet cleaning; and
- 6) \$174.30 for replacing light bulbs and blinds/

In support of their claim, the landlord submitted evidence including the following:

- a copy of the tenancy agreement, signed by the landlord and the tenant;
- a copy of the tenant ledger, showing outstanding rent;
- invoices and receipts for items claimed; and
- a copy of the Landlord's Application for Dispute Resolution, filed August 26, 2015.

### Analysis

Upon review of the undisputed evidence, I find that the landlord has established their claim in its entirety. The tenant owed rent of \$160.00 and after he vacated the landlord incurred costs because the tenant failed to clean, repair or replace items as he was required to do. I find that the landlord's costs were reasonable.

As the landlord's application was successful, they are also entitled to recovery of the \$50.00 filing fee for the cost of this application.

### Conclusion

The landlord's application is successful.

I grant the landlord an order under section 67 for the balance due of \$1,923.78. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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 22, 2016

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Residential Tenancy Branch