



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for cleaning and repair of the premises following the end of this tenancy August 15, 2015.

The tenant did not attend the hearing within 20 minutes after its scheduled start time, nor did she file any material.

The landlord shows that the tenant was served with the application for dispute resolution and the hearing letter by registered mail to the forwarding address the tenant had provided to him. Canada Post records show (tracking number noted on the cover page of this decision) that the mail was sent March 10, 2016 and delivered to the tenant on March 16. The tenant appears to have signed for the mail on that day.

On this evidence I find that the tenant has been duly served with the application and hearing letter. I conclude by her nonattendance that the application is unopposed.

Based on the landlord's testimony I grant him a monetary award for \$105.31 for materials and labour to repair a wall and ceiling in the premises, \$149.00 to acquire and install a replacement kitchen cabinet, \$195.00 for house cleaning services paid by him, plus the \$100.00 filing fee for this application.

The tenant has obtained a monetary order against the landlord in the amount of \$810.00 in a prior proceeding (file # shown on cover page of this decision). The landlord testifies he has paid that award and so no longer holds any deposit money.

The landlord will therefore have a monetary order against the tenant in the amount of \$549.31, the full amount of the award.

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 08, 2016

Residential Tenancy Branch

