



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNR, FF

Introduction

This matter dealt with an application by the landlord for a Monetary Order for compensation for cleaning and repairs to the rental unit, recovery of lost revenue and to recover the filing fee for this proceeding. Only the landlord attended the conference call hearing.

Issues(s) to be Decided

Is the Landlord entitled to compensation for cleaning, repairs an loss of revenue and if so, how much?

Background and Evidence

The landlord testified that an attempt was made to serve the tenant with copies of this application and the evidence on May 24, 2016 by registered mail. The tenant refused the package on June 13, 2016. I therefore find that the tenant was deemed to have received the documents by June 13, 2106 and therefore that the tenant has been sufficiently served in accordance with the Act.

Based upon the landlord's evidence I find that this month-to-month tenancy started on April 30, 2014 and ended on April 30, 2016 when the tenant moved out. Rent was \$ 416.00 per month payable in advance on the 1st day of each month. The tenant never paid any security deposit. The landlord testified that at the end of the tenancy the tenant did not clean the exterior rental unit and as a result, the landlord incurred cleaning expenses costing \$ 350.00. The landlord testified that the shower door was broken costing \$ 400.00 to replace it. The landlord testified that the tenant failed to pay rent for 15 months totalling \$ 6,240.00. The landlord claimed for recovery of all of the aforementioned items

Analysis

I find based upon the evidence of the landlord and in absence of any evidence from the tenant that all of the items claimed by the landlord are beyond wear and tear and the loss of revenue is a reasonable claim. I find that the landlord has proven a claim totalling **\$ 6,990.00**. As the landlord has been successful in this matter, I find pursuant to s. 72 of the Act that he is also entitled to recover the \$100.00 filing fee for this proceeding. The landlord will receive a Monetary Order for the total owing of \$ 7,090.00.

Calculation of Monetary Award

Rental Arrears (15 months)	\$ 6,240.00
Cleaning exterior suite	\$ 350.00
Shower door replacement	\$ 400.00
Filing Fees for the cost of this application	\$ 100.00
Total Monetary Award	\$7,090.00

Conclusion

In summary I ordered that the respondent pay to the applicant the sum of \$ 6,990.00 in respect of this claim plus the sum of \$ 100.00.00 in respect of the filing fee for a total of **\$7,090.00**. I grant the landlord a Monetary Order in the amount of **\$7,090.00** and a copy of it must be served on the tenant. If the amount is not paid by the tenant, the Order may be filed in the Provincial (Small Claims) Court of British Columbia 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: November 14, 2016

Residential Tenancy Branch