



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CKV CONTRACTING
and [tenant name suppressed to protect privacy]

DECISION

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

Introduction

The landlord applies for a monetary award for cleaning and repair of the rental unit.

He also seeks an order of possession, however the tenant has vacated the premises and such an order is no longer required.

The tenant did not attend the hearing within fifteen minutes after its scheduled start time. She has not filed any material.

Mr. V. for the landlord testifies that the tenant vacated the rental unit near the end of May 2016 and did not provide a forwarding address in writing. Another tenant in the complex informed him that the tenant had moved to a duplex only about a block away. Mr. V. says that he went to that duplex, saw the tenant's car in front and saw the tenant through the living room window.

Mr. V. says he then engaged a professional courier service to serve the application for dispute resolution and notice of hearing on the tenant at that address. He files proof of service showing that the courier delivered the material and obtained the tenant's signature acknowledging delivery for it on July 28, 2016.

On this evidence I find that the tenant has been duly served.

Mr. V. testified about each of the ten item of the claim listed in the landlord's Monetary Order Worksheet. On this uncontested evidence I find that the landlord is entitled to recover \$1050.00 unpaid May 2016 rent, \$1050.00 for loss of rental income from June 2016; part of the unexpired fixed term of this tenancy, \$2137.50 for repairs to the rental unit, \$175.00 for general cleaning, \$191.00 for replacing handles for the microwave and dishwasher, \$147.00 for carpet cleaning, \$90.06 to rekey the unit as the tenant failed to

return the keys, \$159.60 for plumber costs incurred by the tenant or an occupant's misuse of a shower, \$125.58 for carpet repairs and \$13.48 to replace weather stripping damaged by a pet.

In total I award the landlord \$5139.22 as claimed. I also award the landlord recovery of the \$100.00 filing fee.

I authorize the landlord to retain the \$540.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$4699.22.

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 25, 2017

Residential Tenancy Branch