



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND, MNDC, FF

### Introduction

The landlord applies to recover the cost of cleaning and repairs to the rental unit and for outstanding utilities.

The tenant did not attend the hearing within 30 minutes after its scheduled start time. The landlord shows that the tenant was duly served with the application and notice of hearing by registered mail (tracking number shown on cover page of this decision). Canada Post records show that the mail was delivered and signed for by the tenant on October 23, 2017.

On the undisputed evidence of the landlord I find that the tenant owes him: \$1680.00 for the repair of a window damage by the tenant, \$250.00 paid by the landlord for general cleaning of the rental unit, \$250.00 for removal of items left by the tenant after she vacated on February 27, 2017, including two sofas, a coffee table, a kitchen table, chairs and various debris, \$136.00 for outstanding BC Hydro charges, \$254.00 for outstanding Fortis gas charges, and \$222.00 for movies the tenant purchased on the landlord's television account.

The landlord is entitled to a monetary award totalling \$2792.00 as claimed, plus recovery of the \$100.00 filing fee for this application. In a proceeding in October 2017 the tenant obtained a monetary order against the landlord in the amount of \$1650.00. The landlord confirms that the order against him remains unpaid.

I hereby set off that monetary order amount of \$1650.00 against the award of \$2872.00 in this proceeding and grant the landlord a monetary order against the tenant for the remainder of \$1242.00.

The tenant's \$1650.00 monetary order is hereby declared to be paid in full.

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 05, 2018

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Residential Tenancy Branch