



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes**

MND, FF

### **Introduction**

This hearing was convened in response to an application by the landlord for a monetary order for damage to the unit. The hearing was conducted by conference call.

The landlord's representative attended the hearing. The tenant did not attend although served with the application and Notice of Hearing as well as supporting evidence sent by registered mail to the respective forwarding addresses provided by the tenants. The landlord provided proof of mail registration including the respective tracking number. I am satisfied the tenant was served with the action against them in accordance with the Act. The tenant did not provide evidence to this matter.

### **Issue(s) to be Decided**

Is the landlord entitled to a monetary order in the amount claimed?

### **Background and Evidence**

The undisputed testimony and evidence of the landlord is that the tenancy started February 01, 2013 and ended November 03, 2016. Rent payable under the tenancy agreement was \$715.00 per month. The landlord did not collect a security deposit. At the start and end of the tenancy the landlord conducted condition inspections with respective inspection reports submitted into evidence. The end of tenancy inspection was conducted solely by the landlord.

The landlord claims that the tenant left the rental unit unclean and damaged. The landlord claimed cleaning costs of \$441.00 supported by an invoice, replacement of a bedroom window supported by an invoice for \$158.93, replacement of 3 doors supported by invoices in the sum of \$105.80, replacement of a screen door supported by an invoice for \$112.50, and disposal of the tenant's castoffs supported by invoice of \$400.00. The sum of the landlord's monetary claim is for \$1218.23.

### **Analysis**

I accept the landlord's testimony and documentary evidence submitted as establishing that they incurred the amounts claimed. The landlord is entitled to compensation in the amount of \$1218.23. The landlord is further entitled to recover the \$100.00 filing fee paid for their application for a total award of **\$1318.23**.

**I grant** the landlord a Monetary Order under Section 67 of the Act in the amount of **\$1318.23**. If necessary, this Order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

The landlord's application has been granted in the above terms.

**This Decision is final and binding.**

*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: February 25, 2019

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Residential Tenancy Branch