



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** MND, MNDC, FF

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for a monetary order for the cost of cleaning, repairs and the filing fee. The landlord sent a copy of her application and the notice of hearing to the tenant by registered mail on September 24, 2019, to the forwarding address provided by the tenant. The landlord provided a tracking number.

Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to a monetary order for the cost of cleaning, repairs and the filing fee?

### **Background and Evidence**

The tenancy started on May 01, 2015. The monthly rent was \$1,250.00 payable on the first of each month. The tenant moved out on September 06, 2019. A move out inspection was conducted on that day. The landlord created a report which was signed by the tenant and filed into evidence.

The landlord testified that the report contained a list of items to be cleaned and repaired along with the cost of doing so. By signing the report, the tenant agreed to take responsibility for the cost of cleaning and repairs in the amount of \$1,492.00. The landlord filed copies of invoices to support her monetary claim.

### **Analysis**

Based on the undisputed testimony of the landlord and the documents filed into evidence, I find that the landlord has proven her monetary claim. Since the landlord has proven her claim, she is also entitled to the filing fee.

Overall the landlord has established a claim of \$1,492.00 plus \$100.00 for the recovery of the filing fee for a total of \$1,592.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord a monetary order for the amount of **\$1,592.00**.

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 21, 2020

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Residential Tenancy Branch