



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding British Columbia Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MND, 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 March 19, 2020, to the forwarding address provided by the tenant. The landlord provided a tracking number and a printout of the tracking history which indicates that the tenant picked up the package on March 20, 2020 by signing for it.

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 08, 2009. The monthly rent at the end of tenancy was \$524.00 payable on the first of each month. The landlord submitted that in 2016 the rental unit was significantly damaged by the tenant and the landlord had the unit painted and the flooring and doors replaced. The tenant signed a repayment agreement and was making payments.

A move out inspection report was filed into evidence. The report documents several deficiencies. The tenant left the rental unit in a dirty condition that required repairs. The doors had holes in them and there were garbage bags that needed to be removed.

There was damage to the drywall and screens were missing. The landlord filed photographs and receipts to support her monetary claim.

The landlord is claiming the following:

1.	Debris removal, yard clean	\$180.00
2.	Replace door	\$146.25
3.	Repair drywall	\$165.00
4.	Replace screens & insert	\$401.96
5.	Filing fee	\$100.00
	Credit on account	\$-16.69
	Total	\$976.52

Analysis

Based on the undisputed testimony of the landlord and the photographs and invoices 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 \$976.52. 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 in the amount of **\$976.52**.

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: May 29, 2020

Residential Tenancy Branch