



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDL-S, FFL

Introduction

The landlords apply for a monetary award for cleaning and repairs to the rental unit after this tenancy ended June 30, 2020.

Neither respondent tenant did not attend for the hearing within 20 minutes after its scheduled start time at 1:30 pm. on November 12, 2020. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the two landlords and this arbitrator were the only ones who had called into this teleconference during that period.

The landlords testify that the tenant was served with the Notice of Dispute Resolution Proceeding, along with the landlords' evidence package, by registered mail address to the forwarding address the tenant had provided around July 15 (Canada Post tracking # shown on cover page of this decision). They provided a copy of the registered mail ticket showing the tenant's name and the address shown as the tenant's address on the Notice for this application.

Canada post records show the mail was delivered on the tenant on July 28, 2020. I find the tenant has been duly served.

On the evidence presented by the landlords I find that the tenant failed to leave the rental unit reasonably clean at the end of the tenancy and that the landlords' cost of \$247.50, as claimed, to be reasonable in the circumstances.

I find that the tenant caused minor damage at various locations through the rental unit and that the landlords' estimate of the cost of repair or devaluation to items, a claim totalling \$365.00 to be reasonable.

I award the landlords \$612.50 as claimed, plus recovery of the \$100.00 filing fee. I offset the \$525.00 security deposit the landlords hold and I grant them a monetary order against the tenant for the remainder of \$187.50.

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: November 12, 2020

Residential Tenancy Branch