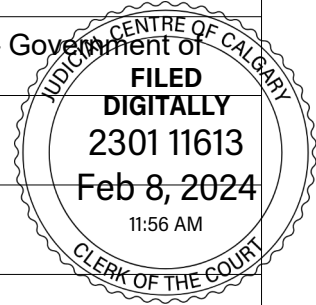


Residential Tenancy Dispute Resolution Service (RTDRS)

| | |
|---|---|
| COURT ACTION NUMBER | 2301 11613 |
| RTDRS CASE NUMBER | R23/013712 |
| TRIBUNAL | Residential Tenancy Dispute Resolution Service – Government of Alberta |
| APPLICANT(S) Landlord | Rachael Seupersad |
| RESPONDENT(S) Tenant | Ashley Harder and Matthew Neyedly |
| DOCUMENT | Unconditional Order |
| NAME, PHYSICAL ADDRESS FOR SERVICE, EMAIL ADDRESS AND TELEPHONE NUMBER FOR PARTY FILING THE ORDER | Rachael Seupersad 12 Pinemill Rd Ne, CALGARY ALBERTA T1Y 2C9 raelan@shaw.ca (403) 669 - 5090 |
| LEGISLATION | Residential Tenancies Act Statutes of Alberta, 2004, Chapter R-17.1 and Amendments and Regulations thereto |



DATE OF HEARING: 6 February 2024

DATE OF ORDER: 6 February 2024

NAME OF TENANCY DISPUTE OFFICER WHO MADE THIS ORDER: P. MANNING

LOCATION OF HEARING: By Telephone Conference

ADDRESS OF THE RENTAL PREMISES: 83 Whitehaven Rd NE, CALGARY AB

UPON THE APPLICATION of the Landlord.

AND UPON FINDING that service was properly effected in accordance with the *Residential Tenancies Act* and/or the *Residential Tenancy Dispute Resolution Service Regulation* by way of email.

AND UPON having read the application of the Landlord.

AND UPON having heard what was said by the Landlord named above. The Tenants were contacted on various numbers known for them. A voicemail was left for the Tenant, Ashley Hardy. The numbers for the Tenant, Matthew Neyedly, were out of service. The Tenants did not contact the RTDRS to participate in the hearing so the matter had to conclude in their absence.

THE TENANCY DISPUTE OFFICER FINDS THAT:

The Tenant (s) has substantially breached the *Residential Tenancies Act* and/or the Tenancy Agreement under

section:

21(e) Doing or permitting significant damage to the premises or common areas.

21(f) Failing to maintain the premises and rented property in a reasonably clean condition.

The Landlord already has judgment by separate order issued on 1 September 2023 on file number R23/009169 for utilities in the sum of \$559.64 and costs in the sum of \$75.00. The Tenancy Dispute Officer finds that an additional \$851.54 in unpaid utilities has accrued since the 1 September 2023 order.

IT IS ORDERED THAT:

The Landlord(s) shall have Judgment against the Tenant(s) for:

damages to the rental premises in the amount of \$7,988.61 as follows:

- The depreciated sum of \$3, 400.00 towards the painting and interior repairs
- The sum of \$1, 500.00 towards the costs of garbage removal and storage costs
- The sum of \$750.00 towards the cleaning costs
- The depreciated sum of \$500.00 towards the various repairs
- The depreciated sum of \$333.33 towards the cost of a replacement washing machine
- The sum of \$341.25 for vent and duct cleaning
- The sum of \$513.19 for ozone treatment
- The depreciated sum of \$84.84 towards the cost of the dishwasher replacement
- The sum of \$116.00 for the cost of yard clean up
- The sum of \$350.00 for the plumbing repair costs
- The sum of \$100.00 for electrical repairs.

bailiff costs in the amount of \$472.50 for the enforcement of the 1 September 2023 Order;

unpaid utilities in the amount of \$851.54; and

loss of rental income in the amount of \$2,250.00 for October 2023

Less the security deposit of \$2,250.00

for the total amount of \$9,312.65.

Reasons to support this decision and order were provided orally during the hearing.

This order is binding on the parties when issued and, on being filed at the Court of King's Bench, is enforceable in the same manner as an order of the Court. Once the filed order has been served on the Respondent(s), and an Affidavit of Service filed at the Court, a civil enforcement agency has authority to enforce the terms of the order.



P. MANNING
Tenancy Dispute Officer
6 February 2024