



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

Decision

Dispute Codes OPC, OPB, MND, MNR, MNSD, MNDC, FF

Introduction

This matter dealt with an application by the landlord for an order of possession, and for a monetary order for unpaid rent and for damage to the rental unit. The landlord also seeks to recover the cost of this application and to retain the security deposit in partial satisfaction of any order.

The landlord attended the hearing which was held via conference call and provided documentary evidence that the tenants had been served notice of this hearing by registered mail sent to them on August 31, 2008. The tenant's did not attend the hearing, but I am satisfied that they have been properly served notice of this hearing as required, and that the hearing would proceed.

The landlord advised that the tenant's had vacated the property on August 31, 2008, and as such she would no longer require an order of possession. I advised the landlord that the hearing would continue to determine the validity of her monetary claims.

Issues(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent and damage to the rental unit, and if so in what amount?

Background and Evidence

The landlord evidence at the hearing is that the tenancy commenced on July 15, 2008 at a monthly rent of \$650.00 and that she took a damage deposit of \$100.00 at that time.

The landlord states that the tenancy was a short and troubled one and resulted in the landlord issuing a one month notice to end tenancy on July 29, 2008 for the tenant's to vacate on August 31, 2008, which the tenants complied with.

The landlord has provided documentary evidence by way of photographs that the tenant's caused damage to the premises which resulted in her not being able to re-rent the premises immediately after the tenant's vacated. The landlord therefore claims loss



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of revenue for part of September 2008.

Analysis

I find that based upon the testimony of the landlord and the documentary evidence provided, that the landlord is entitled to recover loss of revenue for half of the month of September in the amount of \$400.00, being $\frac{1}{2}$ of the new monthly rent for the unit.

The landlord is also entitled to recover the costs of the repairs to the rental unit as follows:

| | |
|---------------------------------------|----------|
| Registered Mail Costs | \$10.00 |
| Lock Replacement and Installation | \$50.00 |
| Advertising to Re-Rent | \$26.76 |
| Replace Door Screen | \$25.00 |
| Garbage Removal and Cleaning Supplies | \$25.00 |
| Replace Broken Chair and Window Blind | \$75.00 |
| Dents in Metal Doors | \$200.00 |
| Cleaning Costs (Labour 4 hours) | \$80.00 |
| Filing Fee | \$50.00 |
| Total Claim Allowed | \$541.76 |

Conclusion

I find that the landlord is entitled to an amount of \$941.76. The landlord may retain the security deposit plus interest in the amount of \$100.29 and I make a monetary order for the balance of \$841.47. The order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: September 22, 2008

Dispute Resolution Officer