

Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MND, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on February 20, the tenant did not participate in the conference call hearing.

At the outset of the hearing the landlord advised that the tenant had paid \$40.00 in NSF charges which had been claimed and the landlord reduced the claim to the outstanding cost of replacing glass in a door and the cost of the filing fee paid to bring this application.

Issue(s) to be Decided

Is the landlord entitled to a monetary order as requested?

Background and Evidence

The landlord testified that the tenant's son broke the glass in the entry door to the rental unit. The tenant reported the incident to the property manager and made a \$50.00 payment toward the cost of replacement. The landlord submitted evidence that it cost \$411.28 to replace the glass.

Analysis

I accept the undisputed testimony of the landlord and find that the tenant is liable to repay the remaining \$361.28 for the replacement of the glass. I award the landlord \$411.28 which represents the balance owing for the glass replacement and the \$50.00 filing fee. A monetary order is enclosed which may be filed in the Small Claims Division of the Provincial Court of British Columbia and enforced as an order of that Court.

Conclusion

The landlord is awarded \$411.28.

Dated May 06, 2009.