



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, SS, FF

Introduction

A substantial amount of documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondents were served with notice of the hearing by registered mail that was mailed on February 27th 2009, and also by hand on April 7, 2009, to an adult residing at the forwarding address given by the respondents for service of documents, but the tenant did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for a monetary order for \$4250

Background and Evidence

The applicant testified that:

- At the end of the tenancy the tenants owed \$4929.16 in outstanding rent and signed a written agreement to pay it off in payments.
- To date the tenants have only paid \$750.00 of that debt leaving \$4179.16 still outstanding.



Dispute Resolution Services

Page: 2

Residential Tenancy Branch
Ministry of Housing and Social Development

- The tenants also damaged a door during the tenancy and although they replaced the door they only dropped it off, and the landlord still had to cut in the hinges and mount the door and therefore he would like \$20.00 for his labour.

The applicant is therefore asking for an order that the tenants pay \$4199.16 to the landlords. The applicant is also requesting an order that the tenants bear the costs of the \$50.00 filing fee paid for this hearing.

Analysis

The landlord has supplied ample evidence to show that the tenants agreed to pay the outstanding debt of \$4929.16.

Therefore since the tenants have only paid \$750.00 of that debt I allow the landlord's full claim for the remaining \$4179.16

I also allow the claim for \$20.00 for having to hang the new door that was supplied by the tenants.

I also allow the claim for the \$50.00 filing fee.

Conclusion

I have issued an order for the respondents to pay \$4249.16 to the applicant's.

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*.



Dispute Resolution Services

Page: 3

Residential Tenancy Branch
Ministry of Housing and Social Development

Dated: May 12, 2009.

Dispute Resolution Officer