

## **DECISION**

Dispute Codes      MNDC, MNR

### Introduction

This was an application by the landlord for a monetary order. The hearing was conducted by conference call. The landlord was represented by its property manager. The tenant did not call in to participate in the hearing although she was served with the application for dispute resolution and Notice of Hearing sent by registered mail on November 18, 2009

### Background and Evidence

The tenancy began on August 1, 2002 and runs from month to month. The tenant received a rent subsidy during her tenancy until February, 2008 when the tenant became liable to pay market rent in the amount of \$1,500.00 per month. The tenant did not pay rent in the amount of \$1,500.00 per month for months of February, March, April and May, 2008. She paid only \$335.00 for each of the said months. The tenant gave notice and moved out of the rental unit on May 31, 2008. She did not provide a forwarding address. The landlord commenced this application after discovering the tenant's whereabouts. The landlord has claimed unpaid rent in the amount of \$1,165.00 for the four months in question and the further sum of \$36.50, being additional painting costs incurred after the tenancy because the tenant painted portions of the rental unit in non-standard colours, necessitating additional painting costs.

### Analysis and conclusion

I find that the landlord has established a claim for unpaid rent totalling \$4,660.00 for the months of February, March, April and May, 2008. The landlord is entitled to recover the additional painting cost of \$361.50. The landlord did not request payment of a filing fee

for this application. I grant the landlord an order under section 67 for the balance due of \$5,021.50. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: March 23, 2010.

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