



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. The landlord has also requested recovery of the filing fee. Both parties attended the hearing and had an opportunity to be heard.

### Issue(s) to be Decided

Is the landlord entitled to the requested orders?

### Background and Evidence

This tenancy began on June 1, 2008 and ended on April 30, 2011. The event that gave rise to the landlord's claim happened on August 7, 2010. There is no dispute between the parties as to what occurred. The tenant hung a dress on one of the sprinkler heads in the rental unit and the sprinkler activated causing extensive water damage to the rental unit and some of the surrounding units.

The total cost to repair the damage caused by the flooding was \$9,609.24. The landlord was able to write off some of this amount to help the tenant but could not write off the whole amount. The landlord's insurance deductible for events such as this is \$10,000.00.

The tenant expressed her regret for causing the damage and said she had no idea that hanging a lightweight sundress on the sprinkler head would cause it to activate. The whole experience was traumatic for the tenant and her six year old son. The tenant also expressed that she is of limited means.

Mr. C stated that the landlord understands the tenant's position but also has to conduct its operations in a businesslike manner.

### Analysis

The landlord has made a total monetary claim of \$6,284.59. This amount is supported by invoices and receipts. There is no dispute about how the damage was caused. In the result, the landlord has, in my view, established its claim.

### Conclusion

I find that the landlord has established a total monetary claim of \$6,334.59 comprised of \$6,284.59 in repair costs and the \$50.00 fee paid by the landlord for this application. I therefore order the tenant to pay to the landlord the sum of \$6,334.59. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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*.