



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes** MNDC; FF

### **Introduction**

This is the Landlords' application for compensation for damage or loss under the Act, regulation or tenancy agreement; and to recover the cost of the filing fee from the Tenant.

Both parties gave affirmed testimony at the Hearing.

It was determined that the Notice of Hearing documents were mailed to the Tenant, by registered mail, at the rental unit on May 13, 2011. The Tenant stated that she was out of town on business and did not return until recently. She stated that she read the Landlords' Application and documentary evidence on August 21, 2011 and that she was ready to proceed.

### **Issue(s) to be Decided**

Are the Landlords entitled to compensation from the Tenant for strata fines levied against the Landlords?

### **Background and Evidence**

At the outset of the Hearing, the Landlord's agent stated that he was amending the amount of the Landlords' claim from \$2,600.00 down to \$2,000.00.

The Tenant stated that she agreed that she owed the Landlords \$2,000.00 for the imposed fines. I confirmed this with the Tenant three times.

### **Analysis**

The Tenant does not dispute that she owes the Landlords \$2,000.00 for the imposed fines and therefore, I find that the Landlords are entitled to a monetary award in the amount of \$2,000.00.

The Landlords have been successful in their application and are entitled to recover the cost of the filing fee from the Tenant.

**Conclusion**

I hereby provide the Landlords a Monetary Order in the amount of **\$2,050.00** for service upon the Tenant. This Order may be filed in the Provincial Court (Small Claims) 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*.

Dated: August 24, 2011.

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Residential Tenancy Branch