



# Dispute Resolution Services

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. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on September 8, the tenants did not participate in the conference call hearing.

The landlord named 2 respondents, M.A. and Z.A. In the tenancy agreement, M.A.'s name appears as the tenant and Z.A. appears as an occupant. However, both M.A. and Z.A. signed the tenancy agreement. I find that Z.A. was a tenant rather than just an occupant and therefore had a direct contractual relationship with the landlord.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began on June 15, 2011. The tenants changed the carpet in the rental unit without the authorization of the landlord. Shortly after having changed the carpet, the tenants complained of bedbugs. This was the first complaint the landlord had received from residents in the building. The landlord paid a total of \$588 to treat the rental unit and 2 other units to which the bedbugs had spread.

### Analysis

I accept the landlord's undisputed testimony and I find that the tenants brought bedbugs into the building, causing the landlord to incur treatment costs. I find that the landlord should recover the cost of treatment and I award the landlord \$588.00. I also award the landlord \$50.00 which represents the filing fee paid to bring this application.

Conclusion

I grant the landlord a monetary order under section 67 for \$638.00. This order may be filed in the Small Claims Division of the Provincial 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*.

Dated: November 23, 2011

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Residential Tenancy Branch