



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 for damage to the rental unit. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on July 31, 2011, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on February 1, 2006 and ended on November 30, 2010. During the tenancy, the tenants did damage to the interior walls of the unit that exceeded normal wear and tear. After the tenants moved out, the landlord repainted the unit, and needed to do a second coat of paint because of the excessive wear and tear. The landlord has claimed \$571.41 for the cost of the second coat of paint.

Analysis

Based on the undisputed evidence, I find that the landlord is entitled to their claim in its entirety.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$621.41. 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*.

Dated: November 15, 2011.

Residential Tenancy Branch