



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MND, MNR, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67; and
2. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenant was properly served with the Application for Dispute Resolution hearing package by way of personal service on February 21, 2012.

The tenant did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Issue(s) to be Decided

Whether the landlord is entitled to monetary order for compensation for unpaid rent, damage and/or loss and whether the landlord is entitled to recover the filing fee paid for this application.

Background and Findings

Monetary Order

Unpaid Rent, Damages, Cleaning

The landlord submits that the tenant was offered another apartment in the same building but on the same floor which offer the tenant accepted but she did not vacate the first apartment at the end of December as agreed and she remained in the original apartment for 6 days. The landlord claims over-holding rent of $\$375.00 / 31 = \12.10 per day x 6 days = \$73.00. In addition the landlord says the tenant burnt the linoleum on the flooring in the original apartment. The landlord submitted an invoice int he sum of \$150.00 to make this repair.

Based on the undisputed evidence of the landlord I will allow the landlord's claims.

Filing Fees

I find that the landlord is entitled to recover the filing fees paid for this application.

Calculation of total Monetary Award

Rent and damages	\$223.00
Total Monetary Award	\$273.00

Conclusion

The landlord is provided with a formal copy of an order for the total monetary award as set out above. This is a final and binding Order as any Order of the Provincial Court of British Columbia.

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: April 24, 2012.

Residential Tenancy Branch