

DECISION

Dispute Codes MND, MNDC, FF

Introduction

This is an application filed by the Landlord for a monetary order to recover the cost of changing locks and the filing fee.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenant did not attend. The Landlord states that the Tenant was served by Canada Post Registered Mail on April 17, 2012 and has confirmed with on-line tracking with Canada Post that the Tenant received the package on April 19, 2012. The Landlord has provided in her direct testimony the Canada Post Tracking Report. As such, I find that the Tenant was properly served with the notice of hearing and evidence submitted by the Landlord as deemed under the Act.

Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

Background and Evidence

This Tenancy began on August 1, 2000 on a month to month basis as shown by the submitted copy of the signed tenancy agreement. The monthly rent is payable on the 1st day of each month and a security deposit of \$250.00 was paid on June 22, 2000.

The Landlord states that the Tenant has changed the locks to the rental unit door without permission and is seeking the recovery of \$474.43 for the cost of replacing the deadbolt on the door. The Landlord has submitted a copy of the invoice from Action Integrated Security Solutions dated April 12, 2012. The Landlord has also submitted copies of warning letters to the Tenant to rectify the breach of the tenancy agreement in changing the locks without permission. The Landlord states that the Tenant has previously changed the locks in 2002, 2007 and 2011 without permission.

Analysis

I accept the undisputed testimony of the Landlord and find that the Landlord has established a claim for the recovery of the \$474.43 for the lock change. The Tenant has a history of changing the locks without permission and was cautioned to rectify the lock change by re-installing it. The Landlord states that the Tenant has failed to comply with

the warning letters. The Landlord is granted a monetary order for the recovery of these costs as well as the filing fee totalling, \$524.43. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of this Court.

Conclusion

The Landlord is granted a monetary order for \$524.43.

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: June 08, 2012.

Residential Tenancy Branch