



# 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 pursuant to the *Residential Tenancy Act* for a monetary order for the cost of repairs and for the recovery of the filing fee.

The landlord testified that she served the tenant with the notice of hearing by registered mail to the address provided by the tenant. The landlord filed a tracking slip. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to a monetary order for repairs and the filing fee?

### **Background and Evidence**

The landlord testified that the tenancy started on September 01, 2001 and ended on May 30, 2012. The accommodation is subsidised housing and is allotted and rented based on a tenant's income and family size. The tenant's portion of the rent was \$215.00 payable on the first of each month.

The landlord stated that during the tenancy, the tenant requested that some doors be replaced due to damage caused by her children. The tenant agreed to cover the cost of doing so. The work was done in February 2012 and the tenant made three payments for a total of \$105.00 towards the total cost of \$504.00. The tenant did not make any payments after she moved out and the landlord has applied for a monetary order in the amount of the balance of \$399.00 plus \$50.00 for the filing fee.

The landlord has filed copies of the work order, the receipt for the cost of the work and a letter to the tenant dated April 05, 2012 requesting payment be made towards the replacement of the doors.

### **Analysis**

Based on the undisputed testimony of the landlord and the documentary evidence filed by the landlord, I find that the landlord has established a claim for \$399.00. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$50.00.

Overall the landlord has established a claim of \$449.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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### **Conclusion**

I grant the landlord a monetary order of **\$449.00**.

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: July 20, 2012.

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Residential Tenancy Branch