



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNDC, MNR

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Both parties participated in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on August 1, 2011 and ended on October 15, 2012. The tenants were obligated to pay \$845.00 per month in rent plus \$23.00 for cable each month in advance I address the landlord's claims and my findings around each as follows.

The landlord is seeking \$845.00 for rent plus \$23.00 for cable that was due on October 1, 2012. The tenant acknowledges that he did not pay the amount that was due to the landlord but feels that he should not have to pay for the way he was treated by the landlord and the condition of the suite itself. The tenant formerly was employed by the landlord and is taking the matter before the Human Rights Commission. I explained to the tenant on three separate occasions that if he had any issues that were governed by the Act and that he and the landlord could not resolve on their own he was at liberty to file an application and seek a dispute resolution hearing. Based on the documentary evidence submitted by the landlord and the tenant's acknowledgement of not paying the rent and cable I find that the landlord is entitled to \$868.00.

The landlord was also seeking \$175.00 for suite cleaning and painting. The tenant disputes this portion of the application. The landlord did not provide any documentation to support this portion of his claim and I therefore dismiss this portion of his application.

Conclusion

The landlord has established a claim for \$868.00. The landlord is also entitled to the recovery of his \$50.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$918.00. 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: February 18, 2013

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Residential Tenancy Branch

