



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNDC, FF

Introduction

This hearing was convened in response to an application filed by the landlord who is seeking a monetary order for compensation for damages, loss and unpaid rent in the sum of \$7,283.50 as well as recovery of the filing fee paid for this application.

The tenant did not appear at the hearing. The landlord gave evidence that he served the tenant with the Application for Dispute Resolution and notice of this hearing by way of registered mail sent December 21, 2012. Based on this testimony I am satisfied the the tenant has had notice of this claim and this hearing.

The landlord gave evidence under oath.

Issue(s) to be Decided

Is the landlord entitled to the Orders sought?

Background and Evidence

The landlord testified that this tenancy was to have ended by way of an Order of Possession issued on September 25, 2012 although the tenant continued to review to vacate. It was therefore necessary for the landlord to hire bailiff services to have the tenant and his goods removed. While the tenant remained in the rental unit for until October 26, 2012 he did not pay rent for September or October nor did he pay gas and hydro charges. Further, the landlord incurred additional costs for the bailiff services, court costs and the costs of repairs to damages discovered once the tenant had been removed by the bailiff. The costs are detailed in the application for dispute resolution. The landlord submitted that the security deposit has already been awarded to him along with the Order of Possession as described above.

Analysis

Based on the undisputed evidence of the landlord I find that he is entitled to a monetary order as claimed in the sum of \$7,283.50.

As the landlord has been successful in this claim I will also allow him to recover the costs of the filing fee paid for this application in the sum of \$100.00.

Total award in favour of the landlord payable by the tenant is \$7,383.50.

Conclusion

The landlord is provided with a formal copy of an order for the total monetary Order 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: March 18, 2013

Residential Tenancy Branch

