



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Vancouver Eviction Services  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNDC and FF

### Introduction

This hearing was convened on an application by the landlord for a Monetary Order for \$9,807.21 for damage to the rental unit and loss of revenue.

At the commencement of the hearing, I noted that there was no evidence before me except for a written estimate for the claimed repairs.

The landlord stated that she had been preoccupied with a necessary trip out of the country due to the passing of her husband. The landlord's agent noted that there is a criminal proceeding related to the tenancy and the damage to the rental unit \$5,000 and trial has been set for January 2014.

Claims in damages require evidence of the damage and that it was caused by the tenants, taking into account move-in, move-out condition inspection reports if such are available, photographs, or other corroborating evidence illustrative of the condition of the rental unit before and after the tenancy.

The applicants believed they had submitted photographs on a computer disk, but I have no record of it having been submitted. Therefore, I must dismiss the application with leave to reapply.

The attending tenant wished to make argument that his co-tenant had been served but he had not; however, as a further application will require new service, I found no need to consider his submission.

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 12, 2013

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Residential Tenancy Branch