



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR FF

Introduction

This hearing dealt with an application by the landlord for a monetary order.

Despite having been served with the application for dispute resolution and notice of hearing by registered mail on April 19, 2013, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on May 30, 2011. Rent in the amount of \$502 was payable in advance on the first day of each month. On May 30, 2011, landlord and the tenant carried out a joint-move in inspection and completed a condition inspection report. The tenant failed to pay rent for December 2012, and the landlord served the tenant with a notice to end tenancy for unpaid rent.

The tenancy ended on December 24, 2012, and the landlord and the tenant carried out a joint-move out inspection and completed a condition inspection report on that date. The report indicates that there were some scuff marks on walls. The tenant signed agreeing with the condition of the unit. The landlord has claimed \$502 for December 2012 rent and \$224 for wall repairs, as per the invoice.

Analysis

Upon consideration of the evidence, I find that the landlord is entitled to the amounts claimed. The tenant did not pay the rent for December 2012, and the tenant

acknowledged in writing that there was damage on the walls. The landlord submitted an invoice for the work done on the rental unit walls.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$776. 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: July 22, 2013

Residential Tenancy Branch