



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 and FF

Introduction

This hearing was convened on the landlord's application of April 19, 2013 seeking a Monetary Order for the balance of a repayment plan for charge backs on some of the cleaning and repainting costs incurred at the end of the tenancy.

Issue(s) to be Decided

Is the landlord is entitled to a monetary award for the claims submitted and in what amount?

Background, Evidence and Analysis

This tenancy rent from September 1, 2009 to November 14, 2011.

Following the tenancy, the landlord claimed \$1,077.25 charge backs against the tenant to cover some of the cleaning and painting costs to ready the rental unit for new tenants.

The tenant signed a agreement with the landlord on July 16, 2012 acknowledging responsibility for the claims and pledging \$50 per month to settle the account.

As the time of the hearing, the tenant had paid off all but \$477.27 of the outstanding amount and the landlord simply wished to obtain a Monetary Order to ensure repayment of the balance while still within the statutory two-year time limit.

The tenant fully concurred with the landlord's claims and the issuance of a Monetary Order as requested by the landlord.

Conclusion

Accordingly, the landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia for **\$477.27** for service on the tenant.

I thank both parties for their cordial and efficient expression of agreement on this matter.

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 12, 2013

Residential Tenancy Branch

