



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, FF, O

Introduction

This is an application filed by the Landlord for a monetary order for damage to the unit, site or property and recovery of the filing fee.

The Landlords attended the hearing by conference call and gave undisputed testimony. The Tenants did not attend or submit any documentary evidence. The Landlord, J.A. states that the Tenants were served with the notice of hearing package and the submitted documentary evidence by Canada Post Registered Mail on June 27, 2013. The Landlord has submitted copies of the Canada Post Customer Receipt Tracking numbers as confirmation. The Landlord stated that an online search revealed that the Tenants were issued notices to pick up the registered mail package from Canada Post but as of the date of this hearing has not. As such, I find that the Tenants have been properly served with the notice of hearing package and the submitted documentary evidence.

Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

Background and Evidence

This Tenancy began on December 12, 2012 on a fixed term tenancy for 6 months and then thereafter on a month to month basis as shown by the signed tenancy agreement. The monthly rent was \$2,250.00 payable each month and a security deposit of \$1,125.00 was paid.

The Landlord seeks a monetary claim of \$730.00. This consists of \$525.00 of non-wear and tear damage to walls and floors. The Landlord states that there were numerous holes in the walls requiring puttying and the repainting of the walls as well as damage to

the flooring. The Landlord has submitted an invoice dated June 25, 2013 from WetPaint Company for \$525.00 for interior repair and repainting. The Landlord also seeks \$205.00 for 20 hours of labour at \$10.25 per hour for yardwork(10 hours) and various housework required to clean up inside (10 hours) the rental. The Landlord has submitted photos of various parts of the rental property requiring repairs and cleanup.

Analysis

On the balance of probabilities, I accept the undisputed evidence of the Landlords and find that a monetary claim for \$730.00 has been established. The Landlord is also entitled to recovery of the \$50.00 filing fee. I grant the Landlord a monetary order for \$780.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The Landlord is granted a monetary order for \$780.00.

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: October 01, 2013

Residential Tenancy Branch

