



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR, MND, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent, cost of repairs and for the recovery of the filing fee.

The landlord testified that she served the tenant with the notice of hearing on March 03, 2014, by registered mail. The landlord filed a copy of the tracking slip that indicates that the tenant picked up the package on March 14, 2014. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for unpaid rent, cost of repairs and the filing fee?

Background and Evidence

The landlord testified that the tenancy started on August 29, 2012. The monthly rent was \$694.00 payable on the first of each month. The accommodation is subsidised housing and is allotted and rented based on a tenant's income and family size. The tenant's portion of the rent was \$290.00.

The landlord stated that the tenant failed to pay rent for August 2013 and on August 08, 2014; the landlord served the tenant with a ten day notice to end tenancy. The tenant did not pay rent nor did he apply to cancel the notice to end tenancy. The tenant moved out on August 30, 2014.

The landlord stated that the tenant caused damage to the drywall and filed evidence by way of photographs and a receipt to support her monetary claim of \$105.00.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy on August 08, 2013, did not pay outstanding rent and moved out on August 30, 2013.

I find that the landlord is entitled to \$449.00 for unpaid rent as per her application. I further find that the landlord is entitled to \$105.00 which is the cost she incurred to repair damage to the drywall. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$50.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of \$604.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order of **\$604.00**.

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: June 17, 2014

Residential Tenancy Branch

