



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes SS, MND, MNSD, FF

Introduction

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

The landlord attended the hearing by conference call and gave undisputed evidence. The tenant did not attend or submit any documentary evidence. The landlord clarified that the notice of hearing package was sent via regular mail by the Residential Tenancy Branch to both parties after the hearing was re-scheduled.

The landlord clarified that as the original hearing on May 15, 2014 was adjourned due to a lack of time that an order for substitutional service was no longer required and as well request to retain the security deposit was dealt with in the same decision. As such no further action is required for these portions of the application.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

The landlord seeks a monetary claim of \$375.00 for the cost of repairs to the walls caused by the tenant. The landlord states that the tenant left 24 picture holes in the walls at the end of the tenancy that required repair. This is supported by the completed condition inspection report for the move-out dated April 30, 2014. The landlord relies on the estimate provided for \$375.00 dated April 30, 2014 to repair hole in wall from picture and others min fill no painting by Robert General Contracting. The landlord has also submitted copies of photographs of the holes in the wall.

Analysis

I accept the undisputed evidence of the landlord and I am satisfied based that the landlord has established a claim for hole damages as listed in the completed condition inspection report and the submitted photographs. The landlord has established a claim for \$375.00. The landlord is also entitled to recovery of the \$50.00 filing fee. The landlord is granted a monetary order for \$425.00. 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 \$425.00.

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: July 17, 2014

Residential Tenancy Branch

