



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, FF

Introduction

The landlord applies for a monetary award for compensation for damage caused to a bathroom caused by humidity resulting from the tenant's failure to use the fan or window in the room.

The tenant did not attend the hearing. He was served by registered mail to his address in Ontario from whence he came to B.C. for a four month student co-operative work experience course and to which the landlord assumed he returned at the end of that four month period April. 30, 2014. Approximately two weeks prior to this mailing, the landlord had mailed the tenant a cheque for his share of a security deposit and that cheque was cashed by the tenant. The landlord's agent, her son Mr. C. reports that the registered mail has not been returned by the post office.

In all these circumstances, I find that the tenant has been duly served with the application and by his absence does not contest it.

On the evidence of Mr. C. I find the landlord incurred the items of loss claimed and award her \$1002.57, plus the \$50.00 filing fee. There will be a monetary order against the tenant in the amount of \$1052.57.

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: September 18, 2014

Residential Tenancy Branch

