



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNSD MNDC FF

Introduction

This hearing dealt with the landlord's application for monetary compensation.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that she served the tenant with the application for dispute resolution and notice of hearing by registered mail that was successfully delivered to the tenant on July 14, 2014. I accepted the landlord's evidence that the tenant was served with notice of the hearing, and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on August 4, 2008. Rent in the amount of \$1200 was payable in advance on the first day of each month. The tenancy ended on July 31, 2014.

The landlord stated that the tenants failed to pay rent for July 2014, and there was a lot of damage to walls and doors, as well as a broken window mechanism. The landlord submitted photographs of the damaged walls and doors, as well as an invoice for the materials and labour to repair these items. The landlord has claimed \$1200 in unpaid rent for July 2014 and \$300 for repairs.

Analysis

I accept the landlord's evidence that the rent was \$1200 and the tenants failed to pay rent for July 2014. I also accept the landlord's evidence of the damage to the rental unit, as shown in the photographs, and the costs the landlord incurred to repair the damage, as established by the invoice for materials and labour. I therefore find that the landlord is entitled to the amounts claimed.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of this application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$1550. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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 15, 2014

Residential Tenancy Branch

