



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order.

The landlord confirmed that the tenants had vacated the rental unit. Accordingly, I dismissed the portion of the landlord's application regarding an order of possession.

The landlord participated in the teleconference hearing, but the tenants did not call into the hearing. The landlord submitted evidence that she served the tenants with the application for dispute resolution and notice of hearing by registered mail that the tenants picked up on August 30, 2014, and she personally served the tenants with the amended application and evidence. I accepted the landlord's evidence regarding service, and I proceeded with the hearing in the absence of the tenants.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on November 1, 2014. Rent in the amount of \$100 was payable in advance on the first day of each month. The tenants failed to pay rent for May, June or July 2014. The landlord has claimed \$300 in unpaid rent for these months. The landlord provided evidence that the tenants' cat damaged a chair in the unit and the unit and property required cleaning when the tenants vacated. The landlord has claimed \$450 for the estimated repair cost for the chair and \$80 for cleanup.

In support of her claim, the landlord submitted evidence including the following:

- photographs of the condition of the unit and property when the tenants vacated;
- copies of rent receipts for the tenants;
- quotes for upholstery repairs for the chair; and
- a copy of the Landlord's Application for Dispute Resolution, filed July 18, 2014.

Analysis

I find that the landlord has established her claim in its entirety. The evidence noted above shows that the tenants paid the landlord a monthly rent of \$100 but failed to pay for May, June or July 2014. The evidence shows that the unit and property were left in poor condition after the tenants vacated, and it also shows that the chairs repairs would likely cost approximately \$450.

As the landlord's application was successful, she is 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 \$880. 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: October 3, 2014

Residential Tenancy Branch

