



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail sent June 4, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenant was obligated to pay \$8000.00 per month for rent and in the month of March 2014, the month before the tenant vacated, the tenant paid no rent whatsoever. Furthermore, the tenant caused damage to the rental unit which the landlord estimated would take \$2,000.00 to repair.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to meet her obligation to pay rent in the month of March. I find that the landlord is entitled to recover this rent and I award the landlord \$800.00. The landlord provided no supporting documentation other than photographs to prove his claim for damages and has not yet completed repairs. I find the landlord's claim to be premature and I dismiss the claim for damages with leave to reapply.

As the landlord has been successful in his claim, I find that he should recover the \$50.00 filing fee paid to bring his application and I award him that sum.

Conclusion

The landlord has been awarded \$800.00 for unpaid rent and \$50.00 for the filing fee. The balance of the claim is dismissed with leave to reapply.

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 03, 2014

Residential Tenancy Branch

