



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

MND, MNDC, MNR, FF

Introduction

This was an application by the landlord for a monetary order for damages to the unit, loss and unpaid rent. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on July 10, 2014. The landlord provided proof of mail registration including the tracking number for the mail, sent to the forwarding address provided by the tenant, and purported to have been returned to the landlord as unclaimed. I am satisfied the tenant was served with notice of this hearing.

The landlord testified they sent the tenant the same evidence they provided this hearing.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy ended April 24, 2014 and that the security deposit of this tenancy was ordered administered by a previous Director's Decision. At the end of the tenancy solely the landlord conducted an inspection and inspection report in accordance with section 35(5) of the Act.

The landlord is not claiming for unpaid rent. The landlord claims the tenant caused minor damage to the rental unit and left the unit unclean. The landlord provided the outgoing condition inspection report together with the security deposit reconciliation statement with estimated costs – replicated into the tenant's ledger.

Analysis

In the absence of receipts or invoices to this matter in support of the landlord's claims I am not satisfied the landlord's claims are sufficiently supported. As a result, I must dismiss the landlord's claims. However, given the tenant did not attend the hearing and are likely not privy to the evidence of this matter I find no prejudice in dismissing the landlord's application, *with leave to reapply*.

Conclusion

The landlord's application is dismissed with leave to reapply.

This Decision is final and binding on both parties.

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: November 24, 2014

Residential Tenancy Branch

