



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MND, MNR

### Introduction

This is an application for a monetary order for \$993.41 and request for recovery of the \$50.00 filing fee.

Some documentary evidence and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on June 12, 2014; however the respondent(s) did not join the conference call that was set up for the hearing.

Documents sent by registered mail are being served five days after mailing and I therefore proceeded with the hearing in the respondent's absence.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Have the applicant's established a monetary claim against the respondent's, and if so in what amount?

### Background and Evidence

At the beginning of the hearing the applicant stated that the tenants have now paid all the outstanding rent, and \$169.00 of the damage charges, and therefore they are reducing their claim to \$128.41 and recovery of the \$50.00 filing fee.

The tenant's made 8 a large hole's in the drywall of the rental unit which had to be repaired at total cost of \$297.41. As stated above the tenant's only a portion of those repair costs.

They are therefore requesting an order for the tenants to pay the remainder of the repair costs, plus the filing fee.

### Analysis

It is my finding the landlords have shown the tenants damaged the rental unit with 8 large holes in the drywall, and as a result the landlords had to have those repaired. I therefore allow the landlords claim for the remaining \$128.41 costs of that repair plus recovery of the \$50.00 filing fee.

### Conclusion

I have allowed the landlord's full reduced claim of \$178.41 and have issued a monetary order in that amount.

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*.

**NOTE: THIS DECISION CORRECTS AND REPLACES THE DECISION I ISSUED ON October 09, 2014, WHICH HAD A CLERICAL ERROR.**

Dated: November 10, 2014

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Residential Tenancy Branch

