



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 FF

Introduction

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

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that they served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on August 25, 2014. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I found that the tenant was deemed served with notice of the hearing on August 30, 2015, 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 ended in October 2013. The landlord has claimed compensation for the following:

- 1) \$765.60 to repair flooring in a common area – the landlord stated that at move-out the tenant caused extreme damage to flooring by dragging a heavy plant pot across it. The landlord provided evidence that the flooring was new in 2011. The landlord submitted photographs of the damage and an estimate for the installation cost;
- 2) \$13.75 for broken light fixture – the landlord provided a photograph of the damaged fixture;
- 3) \$230.40 for blinds replacement – the landlord submitted an email from the tenant requesting replacement of the blinds and a response that if it was

determined that the tenant or her child damaged the blinds, the tenant would be responsible for the cost. The landlord also submitted invoices for the materials and labour to replace the blinds; and

- 4) \$126 for debris removal – the landlord submitted photographs of debris left behind as well as invoices for this labour.

Analysis

I find that the landlord has established their claim in its entirety. The evidence noted above shows that damage was done to the flooring as described; that the light fixture was damaged; that the tenant was aware of the damaged blinds and the landlord informed the tenant that if the damage was done by her or her child the tenant would be responsible for the replacement costs; and that the tenant left behind debris that the landlord incurred costs to remove.

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 amount of \$1185.75. 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: March 26, 2015

Residential Tenancy Branch

