



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding B.C. Housing Management Commission  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MND, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary award. The hearing was conducted by conference call. The landlord's agent called in and participated in the hearing. The tenant did not attend although she was served with the application and Notice of Hearing by registered mail sent on September 24, 2014.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

### Background and Evidence

The tenancy began on July 2, 2012. The tenant was served with a Notice to End Tenancy for unpaid rent and then notified the landlord on August 12, 2013 that she would move out on August 13, 2013.

The landlord's agent testified that the tenant left the rental unit in need of substantial cleaning and repairs. The landlord claimed the sum of \$771.64 for the cost expended to remove some stick-on tile flooring placed by the tenant and to remove goods left in the rental unit. The landlord submitted photos of the interior of the rental unit as evidence to show that the tenant caused damage to the walls that necessitated extra work and repairs in order to re-paint the rental unit. The landlord claimed the sum of \$690.00 for the extra costs over and above the normal charges to re-paint the interior of the rental unit. The tenant did not pay rent for August, 2013 and the landlord claimed loss of revenue for September, 2013 because the tenant's insufficient notice and the extensive repairs prevented the landlord from attempting to re-rent the unit for September.

### Analysis

The landlord submitted invoices for all of the claimed expenditures and base on the landlord's un-contradicted evidence, including photos of the rental unit at the end of the tenancy, I find that the landlord is entitled to recover the amounts claimed.

Conclusion

I allow the landlord's claim in the amount of 2,561.64. The landlord is entitled to recover the \$50.00 filing fee for a total award of \$2,611.64 and I grant the landlord an order under section 67 in the said amount. This order may be registered 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: May 1, 2015

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Residential Tenancy Branch

