



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding OAKWOOD 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 pursuant to the *Residential Tenancy Act* for a monetary order for the cost of repairs to a mirrored closet door and for the recovery of the filing fee.

The landlord testified that she served the tenant with the notice of hearing by registered mail to the address provided by the tenant. The landlord provided a tracking number. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for repairs and the filing fee?

Background and Evidence

The landlord testified that the tenancy started on September 28, 2013 and ended on September 30, 2014. The monthly rent was \$1,850.00.

During the hearing the landlord referred to a prior hearing which was convened to address the tenant's application for the return of double the security deposit. During that hearing which took place on April 08, 2015, both parties agreed that a move out inspection was conducted on September 30, 2014 and that the tenant had agreed that she was responsible for the cost of replacing a mirrored closet door in the bedroom.

The cost to replace the mirrored door had not been determined at the time the move out inspection was conducted and therefore the amount that the tenant had agreed to was not disclosed on the inspection report.

In her decision dated April 15, 2015, the Arbitrator informed the landlord that she retained the right to file an application for damages under Section 67 of the Act.

The landlord filed a copy of an invoice to replace the mirrored door of the closet in the amount of \$483.00.

Analysis

Based on the undisputed testimony of the landlord and the documentary evidence filed by the landlord, I find that the landlord has established a claim for \$483.00 for the replacement of the mirrored closet door. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$50.00.

Overall the landlord has established a claim of \$533.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order of **\$533.00**.

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 16, 2015

Residential Tenancy Branch

