



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REMAX LITTLE OAK REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MND, MNSD, FF

Introduction

The landlord applies for a monetary award for unpaid rent and utilities, the cost of repairs and anticipated repairs to the home.

Neither tenant attended the hearing within ten minutes after its scheduled start time. Mr. L. for the landlord showed that each tenant was served with the application for dispute resolution and notice of hearing by registered mail addressed to the tenants at a forwarding address they had provided to the owner Ms. S. The Canada Post tracking numbers for the mail are reproduced on the cover page of this decision.

Canada Post records show that each mail was delivered on March 17, 2016 and that the tenant Mr. W.S. signed for both.

On this evidence I find that the tenants have been duly served with the application and notice of this hearing. They have filed no material. I conclude that the landlord's application is unopposed.

On the evidence of Mr. L and Ms. S. I award the landlord \$2000.00 for the unpaid balance of rent due for January 2016.

I award the landlord \$144.03 for an unpaid waterworks bill.

I award the landlord \$546.80 paid for repairing damage.

I award the landlord \$139.60 for unpaid sewer bills.

I award the landlord \$787.50 for the cost to repair the cracked countertop.

I award the landlord \$147.79 for the cost to pair a cracked mirror on the dresser.

In result, the landlord is entitled to a monetary award of \$3765.72, plus recovery of the \$100.00 filing fee.

I authorize the landlord to retain the \$1250.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenants for the remainder of \$2615.72

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: July 05, 2016

Residential Tenancy Branch