



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 MNR MND FF

Introduction

This hearing dealt with an application by the landlord for monetary compensation for unpaid rent and damage done to the rental unit.

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, and the tenant signed for the registered mail on December 18, 2015. I accepted the landlord's evidence that the tenant was served with notice of the hearing, 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 began on December 12, 2014. At the end of the tenancy the monthly rent was 322.00. The landlord submitted a ledger and a letter to the tenant to show that they incurred NSF fees of \$20.00 each in the months of January 2015 and April 2015, when the tenant did not have sufficient funds to cover her rent cheques. The landlord provided evidence that the tenant failed to pay rent for April 2015 and then moved out of the rental unit without notice on April 8, 2015. The landlord also provided a photograph of a badly cracked door to support their claim that during her tenancy the tenant broke the master bedroom door. The landlord submitted an invoice to show that they paid \$315.00 to replace the door. The landlord has claimed a total of \$677.00 in compensation for these items.

Analysis

I accept the landlord's undisputed evidence that they incurred the costs described as a result of the tenant's actions, and they are entitled to their claim in its entirety.

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

The landlord's application is successful.

I grant the landlord an order under section 67 for the balance due of \$727.00. 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: August 15, 2016

Residential Tenancy Branch