



Dispute Resolution Services

Page: 1

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 MND, FF

Introduction

On May 17, 2017, the Landlord submitted an Application for Dispute Resolution seeking a monetary order against the Tenants in the amount of \$1,603.64 for damage to the rental unit. The Landlord is also seeking to recover the cost of the filing fee. The matter was set for a conference call hearing.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained. The evidence was reviewed and confirmed received by each party. The parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to present affirmed oral testimony and to make submissions during the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Issues to be Decided

- Is the Landlord entitled to compensation for damage to the unit?
- Is the Landlord entitled to recover the cost of the filing fee?

Background and Evidence

The parties testified that the tenancy commenced on April 1, 2014, as a month to month tenancy.

The Landlord submitted that the Tenants left the rental unit damaged at the end of the tenancy. The Landlord is seeking \$1,603.64 in compensation for the following items:

Cleaning Costs	\$140.00
Hauling	\$30.00
Painting Costs	\$1,433.64

Prior to the Landlord providing further testimony regarding the claims listed above, the Tenant stated that she acknowledges that she owes the Landlord for the above costs. The Tenants agreed that they are responsible for the full amount of the Landlord's claims.

The Tenant submitted that she would like the Landlord to allow some type of payment plan.

The Landlord waived his claim to recover the cost of the filing fee.

Analysis

Based on the evidence before me, the testimony of the parties, and on a balance of probabilities, I make the following findings:

I find that the Tenants owe the Landlord for the costs of cleaning; hauling; and painting.

I grant the Landlord a monetary order in the amount of \$1,603.64. This monetary order may be filed in the Provincial Court (Small Claims) and enforced as an order of that court. The Tenants are cautioned that costs of such enforcement are recoverable from the Tenants.

Conclusion

The Tenants accepted responsibility for the Landlord's claims.

I grant the Landlord a monetary order in the amount of \$1,603.64. This monetary order may be filed in the Provincial Court (Small Claims) 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: October 23, 2017

Residential Tenancy Branch