



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

### DECISION

Dispute Codes: OPR, MND and MNSD.

This hearing dealt with an application by the landlord for an Order of Possession and a monetary claim related to non-payment of rent by the tenant. The landlord also seeks an Order to retain the tenant's security deposit plus interest in partial satisfaction of this claim. Although the tenant was served with notice of the landlord's application and this hearing in person on August 27, 2008, he did not appear for the hearing.

It was established at the beginning of the hearing that this tenancy is now over and the tenant has vacated effective September 4, 2008. The landlord also provided reference to an earlier decision from the *Residential Tenancy Branch* granting him an Order to retain the tenant's security deposit plus interest. Therefore, the sole issue before me is for the landlord's monetary claim of \$1,500.00 for lost rent and the recovery of the \$50.00 filing fee for this application.

I am satisfied, in the absence of any evidence from the tenant that the rent of \$1,500.00 was not paid for August 2008. Having accepted the landlord's monetary claim I also Order that the tenant pay to the landlord \$50.00 for the cost of this application for a total monetary claim of \$1,550.00.

I grant the landlord a monetary Order for the sum of **\$1,550.00**. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Dated September 18, 2008.