



## **Dispute Resolution Services**

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

### **Decision**

**Dispute Codes:** MNR OPC OPR FF

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by posting on November 21, 2008, the tenant did not participate in the conference call hearing.

On November 15, 2007, the landlord collected a security deposit from the tenant in the amount of \$300.00. The tenancy began on the same day. Rent in the amount of \$600.00 is payable in advance on the first day of each month. The tenant failed to pay rent in the month of November, 2008 and on November 2, the landlord served the tenant with a notice to end tenancy for non-payment of rent.

On November 24, the tenant moved out of the rental unit. The landlord therefore withdrew his application for an order of possession. The landlord said that the tenant did not pay the outstanding rent before she moved out of the rental unit.

Based on the above, I find that the landlord has established a claim for \$600.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the security deposit and interest of \$304.80 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$345.20. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 08, 2008