



# **Dispute Resolution Services**

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

## **DECISION**

**Dispute Codes:** OPR, MNR, MNSD and FF

### **Introduction**

This application was brought by the landlord seeking an Order of Possession pursuant to a Notice to End Tenancy for unpaid rent served December 8, 2008. The landlord also sought a Monetary Order for the unpaid rent, loss of rent for January 2009, and filing fee for this proceeding and payment of the security deposit.

Despite being served with the Notice of Hearing served in person on December 19, 2008, the tenant did not call in to the number provided to enable his participation in the telephone conference call hearing. Therefore, it proceeded in his absence.

As the tenant had vacated the rental unit and surrendered the key on January 9, 2009, the landlord withdrew his request for an Order of Possession. In addition, as the tenancy has ended, the request for payment of the security deposit is moot.

### **Issue(s) to be Decided**

This application requires a decision on whether the landlord is entitled to a Monetary Order for the unpaid rent and loss of rent and filing fee.

**Background and Evidence**

This tenancy began November 1, 2008. Rent was \$700 per month and the landlord gave evidence that, while he had filled out the appropriate forms for the tenant to provide to the Ministry of Employment and Income Assistance, the tenant had not paid the requested \$350 security deposit.

**Analysis**

Accordingly, the landlord now seeks, and I find he is entitled to, a Monetary Order for rent for December, loss of rent for January at \$700 for each month and the \$50 filing fee for this proceeding.

**Conclusion**

Thus, the landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia, for \$1450.00 for service on the tenant.

January 23, 2009

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Dispute Resolution Officer