



Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: MNDC & FF

Introduction:

This hearing dealt with the landlord's application for a monetary claim related to non-payment of rent by the tenant. Both parties appeared for the hearing and were provided the opportunity to be heard and respond to the evidence of the other party.

Issue to be Determined:

Is the landlord entitled to a monetary claim related to non-payment of rent?

Background and Evidence:

This tenancy began on September 1, 2007 for the monthly rent of \$650.00 and a security deposit of \$325.00. The tenancy ended on July 31, 2008 after the tenant failed to pay rent for four months. Subsequently the tenant has paid a portion of the outstanding rent but there remains an outstanding balance of \$1,450.00.

The tenant does not dispute the money owed to the landlord.

Analysis:

The landlord's application is granted. There is no dispute that the tenant owes the money and I grant the landlord a monetary Order for the sum of **\$1,450.00**. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

The issue of the tenant's security deposit was also discussed. The tenant never provided the landlord with a forwarding address and in the hearing the tenant consented to the landlord retaining the security deposit against cost to clean and repair the rental unit.

Conclusion:

The landlord's application is granted and a monetary Order for the sum of **\$1,450.00** is enclosed.

Dated January 07, 2009.

Dispute Resolution Officer