

DECISION

Dispute Codes: MND, MNR, MNSD, FF

This hearing dealt with an application by the landlord for 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 registered mail on February 20, 2009, the tenants did not participate in the conference call hearing.

On March 6, 2008, the landlord collected a security deposit from the tenants in the amount of \$750.00. The tenancy began on the same day for a fixed term ending October 6, 2008. The tenancy was renewed for a subsequent fixed term ending January 13, 2009. Rent in the amount of \$1500.00 was payable in advance on the first day of each month. The tenants failed to pay rent in the months of July, August and September of 2008 and January of 2009. On January 13, 2009, the landlord served the tenants with a notice to end tenancy for non-payment of rent. The tenants further failed to pay rent in the month of February. On February 18, 2009, the tenants moved out of the rental unit.

Based on the landlord's undisputed testimony, I find that the landlord has established a claim for \$6000.00 in unpaid rent and \$1500.00 in loss of income. The landlord is also entitled to recovery of the \$100.00 filing fee. I order that the landlord retain the security deposit and interest of \$759.25 in partial satisfaction of the claim and I grant the landlord a monetary order under section 67 for the balance due of \$6840.75. This order may be filed in the Small Claims Court and enforced as an order of that Court.