



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MND, MNR, MNSD, MNDC, FF & O

The landlord(s) had applied for an order of possession however at the time of the hearing the tenant had already vacated and the landlord had possession of the rental unit and therefore in Order of Possession is no longer needed. However rent in the amount of \$1230.00 is still outstanding to the end of April 2009.

I therefore Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$388.38) towards the outstanding rent.

I further Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:

Remaining Outstanding rent	\$841.62
Filing fee	\$50.00
Total	\$911.62

I dismissed the claim for registered mail costs as that is a cost of the dispute resolution process and I have no authority to award costs, other than the filing fee, which I have awarded above

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 14, 2009.

Dispute Resolution Officer