



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes FF, MNDC, MNR, MNSD

### Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on June 5, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for a monetary order for \$1845.20 plus the filing fee of \$50.00 and a request to retain the full security deposit plus interest towards this claim.

### Background and Evidence

The applicant testified that:

- The tenants had a marijuana grow operation in the rental unit that was busted by the police on or about March 20, 2009.
- The tenants subsequently vacated the rental unit in April of 2009; however they only paid \$650.00 of the \$1200.00 April 2009 rent, leaving \$550.00 outstanding.
- The tenants had also been stealing natural gas and as a result the landlord has been billed \$1295.20 for this stolen gas.

The applicant is therefore requesting an order as follows:

April 2009 rent outstanding	\$550.00
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Filing fee	\$50.00
Total	\$1895.20

The applicant requests that he be allowed to keep the full security deposit of \$611.31 towards this claim and that a monetary order be issued for the difference.

### Analysis

The tenants did not give the required one clear month Notice to End Tenancy and therefore the tenants are responsible for the full rent for April 2009.

The tenants are also responsible for the outstanding gas bill that has been billed to the landlord.

I therefore allow the full amount claimed by the landlord.

### Conclusion

I have allowed the landlords full claim of \$1845.20. I therefore order that the landlord may retain the full security deposit plus interest:

\$611.31

I further Order that the Respondent(s) pay to the applicants the following amount:

\$1233.89

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: July 30, 2009.

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Dispute Resolution Officer