

DECISION

Dispute Codes: MND, MNDC, MNR, FF, O, CNR, OLC, RR

This is a cross applications by the parties. The landlord applied for a monetary order for unpaid rent, utility charges and costs incurred in addressing the damages. The tenants applied to cancel a notice to end tenancy; for a monetary order for money owed or compensation for damage or loss under the *Act* and tenancy agreement; for the landlord to comply with the *Act* and tenancy agreement; and to allow the tenants to reduce rent for repairs, services or facilities agreed upon but not provided.

The tenants did not call into the conference call hearing. I therefore dismiss their application.

At outset of the hearing, the landlord withdrew her application for a monetary order for unpaid utility charges and costs incurred in addressing the damages. The remaining issue is therefore whether the landlord is entitled to a monetary order for unpaid rent.

On March 15, 2009, the landlord collected a security deposit from the tenants in the amount of \$500.00. The tenancy began on April 1, 2009. Rent in the amount of \$1000.00 was payable in advance on the first day of each month. The tenants failed to pay rent in the month of August and on August 6, the landlord served the tenants with a notice to end tenancy for non-payment of rent. On September 1, the tenants moved out of the unit.

Based on the above, I find that the landlord has established a claim for \$1000.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$1050.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 25, 2009.