

## **DECISION**

**Dispute Codes:** MNR, MNSD, OPR, FF

This hearing dealt with an application by the landlord for an order of possession, 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 in person on August 14 and by registered mail on August 15, the tenants did not participate in the conference call hearing.

On May 20, 2009, the landlord collected a security deposit from the tenants in the amount of \$550.00. The tenancy began on June 1, 2009. Rent in the amount of \$1100.00 was payable in advance on the first day of each month. The tenants failed to pay rent in the months of July and August and on August 6, the landlord served the tenants with a notice to end tenancy for non-payment of rent.

On August 19, the tenants moved out of the unit. The landlord therefore withdrew her application for an order of possession.

The landlord is seeking to recover from the tenants outstanding rent of \$900.00 for July and \$1100.00 for August. I find that the landlord has established a total claim for \$2000.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the security deposit of \$550.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1500.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 29, 2009.