



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

A substantial amount of documentary evidence, photo 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 hand on August 14, 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 \$400.00 and a request of the respondent bear the \$50.00 cost of the filing fee paid for this hearing, for a total of \$450.00. The applicant is also requesting an order allowing the applicant to retain the full security deposit plus interest towards this claim.

Background and Evidence

The applicant testified the respondent failed to pay \$400.00 of August 2009 rent and vacated at the end of August 2009.



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The applicant is therefore requesting an order allowing the applicant to retain the full security deposit plus interest towards the outstanding rent and the filing fee that was paid for this hearing.

The applicant further stated that they are abandoning any claim over and above the amount of the security deposit plus interest.

Analysis

The tenant lived in the rental unit for the full month of August 2009 and therefore should have paid the full rent.

I therefore allow the landlords full claim for the outstanding rent and the cost of this hearing.

Conclusion

ORDER

I hereby order that the applicants may retain the full security deposit plus interest that they hold, totalling \$403.97.

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: September 22, 2009.

Dispute Resolution Officer