



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, MNSD, FF

### 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 17, 2010, 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 outstanding rent, a request for an order for the respondent to pay the filing fee, and a request that the landlord be allowed to keep the full security deposit towards the claim.

### Background and Evidence

The applicant testified that:

- The tenant did not pay the full rent for the month of May 2010.
- Rent was \$1000.00 per month and the tenant only paid \$50.00 leaving a balance of \$950.00.
- The tenant did not vacate the rental unit until well into June 2010.



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Page: 2

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## Analysis

The applicant is shown that there is \$950.00 rent outstanding for the month of May 2010 and therefore I allow the claim for that outstanding rent.

I also allow the claim for the \$50.00 filing fee.

Total claim allowed therefore is \$1000.00 and therefore the landlord may keep the full security deposit towards that claim and have issued a monetary order for the difference.

## Conclusion

I have allowed the full claim of \$1000.00. The landlord may therefore retain the full security deposit of \$440.00, and I have issued a monetary order for the tenant to pay the difference of \$560.00 to the landlord.

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: November 01, 2010.

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Dispute Resolution Officer