



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, FF, O

Introduction

This was the hearing of the landlord's application for an order for possession and a monetary order for unpaid rent. The hearing was conducted by conference call. The landlord called in and participated in the hearing. the tenant did not attend although he was personally served with the application and Notice of Hearing on October 12, 2010.

Issues(s) to be Decided

Is the landlord entitled to a monetary order and if so in what amount?

Background and Evidence

The tenancy began in June, 2010. Monthly rent was \$800.00 plus half the utilities. The tenant paid \$200.00 as a security deposit after the tenancy commenced. I was not provided with copies, but the landlord testified that the tenant has been served with 10 day Notices to End Tenancy for unpaid rent. At the hearing the landlord testified that the tenant has substantially moved out of the rental unit and an order for possession is no longer required. The landlord testified that the tenant has failed to pay rent for September, October and November. He has moved most, but not all of his belongings out of the rental unit. The landlord testified that the rental unit has not been cleaned and there is damage caused by the tenant.

Analysis and Conclusion

I accept the landlord's testimony that the tenant failed to pay rent for September and October. I allow the landlord's claim for unpaid rent in the amount of \$1,600.00. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$1,650.00. I order that the landlord retain the security deposit in the amount of \$200.00 in partial satisfaction of this award and I grant the landlord a monetary order under section 67 in the amount of \$1,450.00. This order may be registered in the Small Claims Court and enforced as an order of that court.

The landlord has leave to make a further monetary claim for the costs of cleaning and repairs and for loss of revenue once those amounts have been ascertained.

Dated: November 05, 2010.
