



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

**Dispute Codes:** *MNSD*

### **Introduction**

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for an order to the security deposit for outstanding rent. Service of the hearing document, by the landlord to the tenant, was done in accordance with section 88 of the *Residential Tenancy Act*. The landlord delivered a copy of his application and the notice of hearing in person to the tenant.

Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to retain the security deposit?

### **Background and Evidence**

The tenancy started on September 01, 2009 and ended on August 15, 2010. The monthly rent was \$450.00 payable on the first day of each month. Prior to moving in the tenant paid a security deposit of \$225.00.

The landlord testified that the tenant paid half the rent for the month of August 2010 and moved out on August 15, 2010. On September 15, 2010 the tenant provided the landlord with his forwarding address. The landlord applied to retain the security deposit in a timely manner.



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Page: 2

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## **Analysis**

Based on the documentary evidence filed by the landlord and in the absence of any contradictory evidence, I find that the tenant owes the landlord rent in the amount of \$225.00 for August 2010.

I order that the landlord retain the security deposit of \$225.00 in full satisfaction of the claim.

## **Conclusion**

The landlord may retain the security deposit of \$225.00.

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: January 06, 2011.

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Residential Tenancy Branch