



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was convened in response to applications filed by both the tenants and the landlords.

In their application the tenants seek:

1. A monetary order in the sum of \$2,399.16; and
2. Recovery of the filing fee.

In their application the landlords seek:

1. A monetary order in the sum of \$2,399.16;
2. An Order to be allowed to retain the security deposit; and
3. Recovery of the filing fee.

The tenants did not appear. Their application is therefore dismissed without leave to reapply.

The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Issue(s) to be Decided

Whether the landlord is entitled to the orders as claimed.

Background and Findings

Monetary Order

Based on the undisputed evidence of the landlord I find the landlord is entitled to a monetary award of \$2,399.16 as claimed in their Application for Dispute Resolution.

Security Deposit

I find further that the landlord is entitled to retain the security deposit and interest to the date of this decision in partial satisfaction of the rental arrears.

Filing Fees

I find that the landlord is entitled to recover the filing fees paid for this application.

Calculation of total Monetary Award

Monetary award	\$2,399.16
Filing Fees for the cost of this application	50.00
Less Security Deposit Paid August 14, 2010 (no interest accruing)	-600.00
Total Monetary Award	\$1,849.16

Conclusion

The landlord is provided with a formal copy of an order for the total monetary award as set out above. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Provincial Court of British Columbia.

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*.
