

DECISION

Dispute Codes FF, MND, MNR, MNSD

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit. Despite having been served with the application for dispute resolution and notice of hearing by personal service on March 1, 2011, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on June 1, 2009 and ended on July 19, 2010. The tenants were obligated to pay \$1250.00 per month in rent in advance and at the outset of the tenancy the tenant provided a security deposit in the amount of \$625.00. The tenant failed to pay the rent for the months of May 2010 – July 2010. The landlord provided documentary evidence to support this and also provided documentation for repairs, cleaning outstanding hydro and gas bills.

Conclusion

In summary, the landlord has been successful in the following claims:

Unpaid Rent May 2010- July 2010	\$3750.00
Filing Fee	\$ 50.00
Carpet Cleaning	\$ 50.00
B.C. Hydro	\$ 57.33
Terasen Gas	\$ 37.68
Supplies	\$ 8.99
Total:	\$3954.00

The landlord has established a claim for \$3954.00. I order that the landlord retain the deposit in partial satisfaction of the claim and I grant the landlord an order under section

67 for the balance due of \$3329.00. This order may be filed in the Small Claims Court and enforced as an order of that Court

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: June 10, 2011.

Residential Tenancy Branch