

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 in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by personal service on March 12, 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 October 10, 2010 and ended on March 5, 2011. The tenants were obligated to pay \$1000.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$500.00 security deposit. The tenant did not pay \$150.00 of rent for the month of December and made no payment at all for the months of February and March 2011. The tenant left without paying the arrears in rent totalling \$2150.00.

Conclusion

The landlord has established \$2150.00 in unpaid rent and the recovery of the \$50.00 filing fee. I order that the landlord retain the deposit I grant the landlord an order under section 67 for the balance due of \$1700.00. 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 21, 2011.

Residential Tenancy Branch