



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNR, MNSD

### Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by personal service on April 13, 2011 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$6,980.00, a request for recovery of the \$100.00 filing fee, and a request to retain the full security deposit towards this claim.

### Background and Evidence

The applicant testified that:

- This tenancy began September 1, 2010 with an agreed-upon rent of \$1390.00 per month.
- Right from the beginning of the tenancy the tenants rent cheques started coming back NSF.

- The tenant was in the rental unit until the end of April 2011, and therefore should have paid a total rent of \$11,120.00.
- The total amount of rent received over that period was only \$4300.00.
- Therefore there is still \$6,820.00 in rent outstanding.
- Also since all eight rent cheques went NSF, there are 8 X \$20.00 NSF fees, for a total of \$160.00.

### Analysis

I have reviewed the landlord's statement of claim and it is my finding that the landlord has shown that there is a total of \$6,820 in rent outstanding.

I also allow the \$160.00 claim for NSF fees for the 8 times the rent cheques were not honoured.

I also order recovery of the \$100.00 filing fee

### Conclusion

I have allowed the landlords full claim of \$7,080.00, and I therefore order that the landlord may retain the full security deposit of \$695.00, and have issued a monetary order in the amount of \$6,385.00.

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: July 21, 2011.

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Residential Tenancy Branch