



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, 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 registered mail on July 20, 2011, the tenant did not participate in the conference call hearing.

At the outset of the hearing the landlord stated that the tenant had moved out of the rental unit as of August 9, 2011. Accordingly, I dismissed the portion of the landlord's application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began on November 1, 2010. Rent in the amount of \$845 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$422.50. The tenant failed to pay rent in July 2011 and on July 6, 2011 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the month of August 2011. The landlord has claimed \$845 for rent, \$15 for parking and \$25 for a late payment fee for July 2011 and \$845 in lost revenue for August 2011.

Analysis

Based on the landlord's undisputed evidence, I find that the landlord has established a claim for \$1730. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

The landlord is entitled to \$1780. I order that the landlord retain the security deposit of \$422.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1357.50. 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: August 24, 2011.

Residential Tenancy Branch