



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR OPB MNR FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on July 19, 2011, the tenants did not participate in the conference call hearing.

At the outset of the hearing the landlord stated that the tenants had vacated the rental unit as of August 16, 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 May 1, 2011. Rent in the amount of \$730 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 tenants in the amount of \$365. The tenants failed to pay rent in the month of July 2011 and on July 13, 2011 the landlord served the tenants with a notice to end tenancy for non-payment of rent. The tenants further failed to pay rent in the month of August 2011.

### Analysis

Based on the landlord's undisputed evidence I find that the landlord has established a claim for \$1460 in unpaid rent and lost revenue. The landlord is also entitled to recovery of the \$50 filing fee.

### Conclusion

The landlord is entitled to \$1510. I order that the landlord retain the security deposit of \$365 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1145. 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 29, 2011.

---

Residential Tenancy Branch