



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNSD FF

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 the hearing by registered mail on June 21, 2011, the tenant did not participate in the teleconference hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on September 1, 2004. Rent in the amount of \$900 was payable in advance on the first day of each month. The tenant was responsible for half of the utilities for the house. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$400. The tenants failed to pay full rent and utilities for several months. The tenant moved out of the rental unit on June 30, 2011. The landlord has claimed \$2250 in unpaid rent and \$559.83 in unpaid utilities.

Analysis

Based on the landlord's undisputed evidence, I find that the landlord is entitled to the full amount claimed of \$2829.83.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

The landlord is entitled to \$2879.83. I order that the landlord retain the deposit and interest of \$414.17 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2465.66. 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: October 4, 2011.

Residential Tenancy Branch