



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, OPC, MNSD, FF

### Introduction

This conference call hearing was convened in response to the landlord's application for an Order of Possession for unpaid rent and with cause; to keep the security deposit; and to recover the filing fee associated with this application.

At the outset, the landlord stated that the tenant moved out of the rental unit on February 21<sup>st</sup>, 2011. Therefore the landlord withdrew her application for an Order of Possession.

### Issue(s) to be Decided

Is the landlord entitled to a Monetary Order, and if so for what amount?

Is the landlord entitled to keep all or part of the security deposit?

Is the landlord entitled to recover the filing fee?

### Background and Evidence

The rental unit consists of . Pursuant to a written agreement, the month to month tenancy started on March 1<sup>st</sup>, 2010. The rent was \$600.00 per month and the tenant paid a security deposit of \$300.00.

The landlord testified that

The landlord is claiming rent for July 2010, and the loss of rental income for August 2011 for a claim totalling \$1200.00.

Analysis

TEXT

Conclusion

TEXT

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: September 14, 2011.

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Residential Tenancy Branch