



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## Decision

### Dispute Codes:

OPR, MNR, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent dated August 4, 2011 and a monetary order for rent owed.

Although served with the Application for Dispute Resolution and Notice of Hearing in person on August 4, 2011, the tenant did not appear.

### Issue(s) to be Decided

The landlord stated that they are no longer seeking an Order of Possession as the tenant vacated the unit on August 31, 2011 leaving no forwarding address. The landlord still seeks a monetary order claiming accrued rental arrears.

The issue to be determined, based on the testimony and evidence, is whether or not the landlord is entitled to monetary compensation.

### Background and Evidence

The landlord testified that the tenancy began on February 27, 2011, at which time the tenant paid a security deposit of \$300.00. The landlord testified that the tenant fell into arrears and by August 2, 2011 owed a total of \$865.00 in rent. The landlord testified that a 10-Day Notice to End Tenancy for Unpaid Rent was issued and served in person on August 4, 2011.. The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy and a copy of the tenancy agreement. The landlord is seeking compensation for the rent owed.

### Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent in person. The tenant has not paid the outstanding rent and did not apply to dispute the Notice.

I find that the landlord has established a total monetary claim of \$915.00 comprised of rental arrears of \$865.00 and the \$50.00 fee paid by the landlord for this application. I

order that the landlord retain the security deposit of \$300.00 in partial satisfaction of the claim leaving a balance due of \$615.00.

**Conclusion**

I hereby grant the Landlord an order under section 67 for \$615.00. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) 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: September 15, 2011.

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Residential Tenancy Branch