



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR MNSD

### 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.

Two agents for the landlord and both tenants participated in the first conference call hearing on January 9, 2012. At that time, the tenants had not received all of the landlord's evidence. I adjourned the hearing to allow the landlord to serve their evidence on the tenants at a mailing address provided by the tenants. The hearing reconvened on January 30, 2012, but the tenants did not appear in the teleconference hearing. The landlord submitted registered mail receipts and stated that the tenants picked up the registered mail on January 23, 2012. I found that the tenants were deemed served, and proceeded with the application of the landlord.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on \*. Rent in the amount of \$\* 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 \$\*.

### Analysis

In considering all of the evidence, I find as follows.

As the landlord's claim was successful, he is also entitled to recovery of the \$50 filing fee for the cost of his application.

Conclusion

The landlord is entitled to \$ in unpaid rent and lost revenue. I order that the landlord retain the deposit and interest of \$\* in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$\*. 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: February 6, 2012.

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Residential Tenancy Branch