



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNSD

### Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed on January 24, 2012, however the respondent did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request to retain the full security deposit of \$400.00.

### Background and Evidence

The applicant testified that:

- The tenant failed to pay the full January 2012 rent in the amount of \$795.00, and vacated the rental unit sometime in January 2012.
- They are therefore requesting an order allowing them to keep the full security deposit of \$400.00 to cover at least a portion of their lost rental revenue.

Analysis

It is my finding that the landlords have shown that the tenant failed to pay the full January 2012 rent of \$795.00 and therefore I allow the landlords request to retain the full security deposit.

Conclusion

I hereby **Order** that the landlord may retain the respondent/tenant s full security deposit of \$400.00.

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 14, 2012.

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Residential Tenancy Branch