



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, 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 hearing by registered mail on January 23, 2012, the tenant did not participate in the conference call hearing.

At the outset of the hearing, the landlord stated that the tenant had vacated the rental unit and the landlord no longer required an order of possession. Accordingly, I dismissed the portion of the landlord's application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on December 1, 2011. Rent in the amount of \$1395 is 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 \$700. The tenant failed to pay rent in the month of January 2012 and on January 7, 2012 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the month of February 2012.

Analysis

Based on the undisputed evidence, I find that the landlord has established a claim for \$2790 in unpaid rent and lost revenue. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

The landlord is entitled to \$2840. I order that the landlord retain the security deposit of \$700 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2140. 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 10, 2012.

Residential Tenancy Branch