



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes FF, MNR, MNSD

### Introduction

A substantial amount of 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(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on January 6, 2012, however the respondent(s) 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 for a monetary order for \$2925.00.

### Background and Evidence

The applicants testified that:

- The tenant failed to pay the full October 2011 rent, failed to pay any November 2011 rent and failed to pay any December 2011 rent.
- The tenant vacated December 27, 2011.

The applicants are therefore requesting an order as follows:

Rent outstanding for October 2011	\$400.00
Rent outstanding for November 2011	\$1200.00
Rent outstanding for December 2011	\$1200.00
Late fee for October 2011	\$25.00
Late fee for November 2011	\$25.00
Late fee for December 2011	\$25.00
Filing fee	\$50.00
Total	\$2925.00

Analysis

It is my finding that the landlord has shown that there is a total of \$2800.00 in rent outstanding and therefore I allow that portion of the claim.

The landlord has also supplied a copy of the tenancy agreement that shows that the tenant agreed to pay a \$25.00 late fee if rent was paid late, and therefore I also allow the landlords claim for late fees totalling \$75.00.

I also order recovery of the \$50.00 filing fee.

Conclusion

I have allowed the landlords full claim of \$2925.00 and I therefore order that the landlord may retain the full security deposit of \$600.00, and I have issued a monetary order in the amount of \$2325.00.

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: March 06, 2012.

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Residential Tenancy Branch