



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNDC, MNR, MNSD, OPR

Introduction

A substantial amount of documentary evidence, photo 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(s) were served with notice of the hearing by registered mail that was mailed on February 22, 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 an Order of Possession based on Notice to End Tenancy for non-payment of rent, a request for a monetary order for \$549.50, and request to retain the full security deposit of \$499.50.

Background and Evidence

The applicant testified that:

- The tenants failed to pay any rent for the month of February 2012, and therefore on February 2, 2012 a 10 day Notice to End Tenancy was posted on their door.

- The tenants failed to comply with the notice however they eventually vacated the rental unit on February 29, 2012 and therefore they are no longer requesting an Order of Possession.
- The tenants have still failed to pay any rent for the month of February 2012.

The applicants are therefore requesting an order for the outstanding rent of \$999.00 and recovery of the \$50.00 filing fee for a total of \$1049.00.

Analysis

It is my finding that the tenants do owe the full February 2012 rent of \$999 as they lived in the rental unit for the full month without paying any rent.

I therefore allow the landlords request for the outstanding rent and for recovery of the filing fee.

Conclusion

I have allowed the landlords full claim of \$1049.00 and I therefore order that the landlord may retain the full security deposit of \$499.50, and I have issued a monetary order in the amount of \$549.50.

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 08, 2012.

Residential Tenancy Branch