



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. Despite having been personally served with the application for dispute resolution and notice of hearing on March 12, 2012, the tenant did not participate in the conference call hearing.

At the outset of the hearing, the landlord stated that the tenant vacated the rental unit on March 20, 2012. 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 a monetary order?

Background and Evidence

The tenancy began in April 2010. Rent in the amount of \$550 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 \$250. The tenant failed to pay rent in the month of March 2012, and moved out of the rental unit on March 20, 2012.

Analysis

Based on the landlord's undisputed evidence, I find that the landlord has established a claim for \$550 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

The landlord is entitled to \$600. I order that the landlord retain the security deposit of \$250 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$350. 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: March 28, 2012.

Residential Tenancy Branch