



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes:

MNR, MNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for \$1,200.00 rent owed and for compensation of \$200.00 for changing the locks.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered sent on February 12, 2012 mail and later served in person, the tenant did not appear.

Issue(s) to be Decided

The issue to be determined, based on the testimony and evidence, is whether or not the landlord is entitled to monetary compensation.

Background and Evidence

The landlord was seeking a monetary order claiming accrued rental arrears in the amount of \$1,200.00. The landlord provided n evidence but testified that the tenancy began in September 2011 with rent of \$1,200.00 and a security deposit of \$600.00 was paid at that time. The landlord testified that the tenant failed to pay rent for December and moved out during the first week of January 2012.

The landlord was also seeking compensation for costs associated with changing the locks and postal box.

Analysis

Section 26 of the Act states that rent must be paid when it is due, under the tenancy agreement, whether or not the landlord complies with the Act, the Regulations or the tenancy agreement.

In this instance, based on the testimony of the landlord, I find that the tenant failed to pay the outstanding rent owed for December 2011.

With respect to the landlord's claim for compensation for the costs of changing the locks and mailbox, I find that this claim must be dismissed due to the absence of any evidentiary support to prove the claim.

Given the above, I find that the landlord has established a total monetary claim of \$1,250.00 comprised of \$1,200.00 rental arrears and the \$50.00 fee paid by the landlord for this application.

I find that the landlord is entitled to retain the tenant's \$600.00 security deposit in partial satisfaction of the claim leaving \$650.00 still outstanding.

Conclusion

I hereby grant the Landlord an order under section 67 for \$650.00. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) 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: April 16, 2012.

Residential Tenancy Branch