



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, O

### 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 via registered mail on May 10, the tenants did not participate in the conference call hearing.

At the hearing the landlord withdrew her claim for an order of possession as the tenants vacated the rental unit on May 25.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began on March 1, 2012 at which time the tenants paid a \$500.00 security deposit. The tenants were obligated to pay \$1,225.00 per month in rent. They failed to pay rent in the months of April, May and June.

### Analysis

I accept the landlord's undisputed testimony and I find that the tenants were obligated to pay \$1,225.00 in rent each month and failed to pay rent for the months of April – June inclusive. I award the landlord \$3,675.00. I order the landlord to retain the \$500.00 security deposit in partial satisfaction of the claim and I grant her a monetary order under section 67 for the balance of \$3,175.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$3,175.00 and will retain the security deposit.

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: May 30, 2012

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Residential Tenancy Branch