



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been personally served with the application for dispute resolution and notice of hearing on March 16, 2012, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on August 1, 2011. Rent in the amount of \$1300 was payable in advance on the first day of each month. The tenant was also responsible for one third of the cost of utilities. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$650. The tenant moved out on February 1, 2012.

The landlord has claimed the following monetary amounts:

- 1) \$1400 in unpaid rent - From October 2011 through January 2012, the tenant only paid \$950 of the rent each month.
- 2) \$789.15 in unpaid utilities – the landlord did not provide any bills to verify this portion of their claim.
- 3) \$200 for repairs - the tenant attached a satellite dish to the outside of the house without the landlord's permission, and in so doing damaged the house. The landlord did not provide an invoice for this work.

Analysis

Upon consideration of the evidence, I find as follows. I accept the landlord's evidence regarding the unpaid rent and find that the landlord is entitled to \$1400 for unpaid rent. I

find that the landlord did not provide sufficient evidence to establish the amounts claimed for utilities and repairs, and I dismiss those portions of the landlord's application.

As the landlord's claim was partially successful, I find he is entitled to partial recovery of his filing fee, in the amount of \$25.

Conclusion

The landlord is entitled to \$1425. I order that the landlord retain the security deposit of \$650 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$775. 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: June 7, 2012.

Residential Tenancy Branch