



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, 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. Both parties participated in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The facts are not in dispute. The tenancy began on or about October 15, 2010 at which time the tenant paid a \$600.00 security deposit and it ended in May 2012. The tenant owes \$2,050.00 in rental arrears and \$301.25 for utilities.

### Analysis

I find that the tenant owes \$2,050.00 in rental arrears and \$301.25 for utilities and I find that the landlord is entitled to recover these amounts. I further find that the landlord is entitled to recover the \$50.00 filing fee paid to bring this application, for a total entitlement of \$2,401.25.

### Conclusion

The landlord is awarded \$2,401.25. I order the landlord to retain the \$600.00 security deposit in partial satisfaction of the claim and I grant him a monetary order under section 67 for the balance of \$1,801.25. This order may be filed in the Small Claims Division of the Provincial 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: July 19, 2012

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Residential Tenancy Branch