



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNR, FF

Introduction

This was an application by the landlord for a monetary order for unpaid rent and to recover the filing fee. The hearing was conducted by conference call. The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing and evidence, in person, on July 12, 2012.

Issues(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The tenant authorized the landlord in writing to retain the security deposit for damages to the unit and to apply any balance to arrears of rent. The landlord provided that authorization into evidence and I accept this evidence in support that the landlord may keep the security deposit. The landlord claimed additional and outstanding arrears of rent in the amount of \$1600.00, and provided document evidence in support of this claim. The tenant has not paid any of the outstanding rent of \$1600.00.

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing their claim of unpaid rent for \$1600.00. The landlord is also entitled to recover the \$50.00 filing fee paid for his application for a total award of **\$1650.00**.

Conclusion

I grant the landlord an Order under Section 67 of the Act for the balance due of **\$1650.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on the parties.

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: September 17, 2012

Residential Tenancy Branch