



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, MNSD

Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed on September 7, 2012; however the respondent did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, a request for a monetary order for \$1700.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenant has vacated the rental unit, and therefore she no longer requires an Order of Possession.
- The tenant however failed to pay any rent for the month of August 2012, and she did not get possession of the rental unit until September 10, 2012, and no money was paid for the month of September 2012 either.
- The tenant also failed to return the keys when she vacated and as a result the locks had to be changed.
- The tenant also left the door handle broken and it had to be replaced.

The applicant is therefore requesting an order as follows:

August 2012 rent outstanding	\$850.00
10 days of rent for September 2012	\$283.33
Replace doorknob and rekey locks	\$84.34
Filing fee	\$50.00
Total	\$1267.67

Analysis

It is my finding that the landlord has established the full amount claimed.

The tenant was in the rental unit through the month of August 2012 and the landlord did not get possession of the rental unit until September 10, 2012 and therefore it is my finding that the tenant owes rent for that full period of time.

It is also my finding that the landlord has shown that the tenant failed to return the keys, and left the door handle broken.

I also order recovery of the filing fee

Conclusion

I have allowed the landlords full claim of \$1267.67 and I therefore order that the landlord may retain the full security deposit a \$425.00, and have issued a monetary order in the amount of \$842.67.

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: October 09, 2012.

Residential Tenancy Branch