



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order for unpaid rent.

The tenant did not appear. I am satisfied that the tenant has been served with notice of this claim by way of registered mails sent August 28, 2012.

The landlord was given full opportunity to be heard, to present evidence and to make submissions.

On the basis of the solemnly sworn evidence presented at the hearing a decision has been reached.

Issue(s) to be Decided

Whether the landlord is entitled to monetary order for unpaid rent.

Background and Findings

Monetary Order

Based on the undisputed evidence of the landlord, I find that the landlord has met the burden of proving that there are rental arrears for February and August, unpaid hydro and gas charges and loss of revenue for September rent totalling \$3,052.00 as detailed in his claim.

Security Deposit

The landlord holds a security deposit of \$575.00 and I will use the off-setting provisions of the *Residential Tenancy Act* to allow the landlord to retain that sum leaving a balance owing on the award made herein of \$2,477.01.



Dispute Resolution Services

Page: 2

Residential Tenancy Branch
Office of Housing and Construction
Standards

Filing Fees

I find that the landlord is entitled to recover the filing fees paid for this application.

Calculation of total Monetary Award

Rental and Utility Arrears	\$3,052.01
Less Security deposit (no interest accrued)	-575.00
Total Monetary Award	\$2,527.01

Conclusion

The landlord is provided with a formal copy of an order for the total monetary award as set out above. This is a final and binding Order enforceable as any other Order of the Provincial Court of British Columbia.

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: November 08, 2012.

Residential Tenancy Branch