



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 authorizing her to retain the security deposit. Despite having been served with the application for dispute resolution and notice of hearing via registered mail sent on August 30, the tenants did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenancy began in September 2011 and the tenants paid a \$1,000.00 security deposit at that time. The tenants were obligated to pay \$825.00 per month in rent and paid no rent in the months of November 2011 – March 2012 inclusive.

Analysis

I accept the landlord's undisputed testimony and I find that the tenants were obligated to pay \$825.00 per month in rent during the tenancy and that they failed to pay rent in the months of November 2011 – March 2012 inclusive. I find that the landlord is entitled to recover the unpaid rent and I award her \$4,125.00. I further find that the landlord is entitled to recover the \$50.00 filing fee paid to bring her application and I award her \$50.00.

Conclusion

The landlord is awarded a total of \$4,175.00. I order the landlord to retain the \$1,000.00 security deposit in partial satisfaction of the claim and I grant her a monetary order under section 67 for the balance of \$3,175.00. 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: November 16, 2012

Residential Tenancy Branch