



# Dispute Resolution Services

Page: 1

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.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. On August 22, 2012 the landlord served the tenant with the application for dispute resolution and notice of hearing by registered mail to the forwarding address provided by the tenant. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I find that the tenant is deemed served with notice of the hearing on August 27, 2012.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on July 1, 2011. Rent in the amount of \$600 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$300. The tenant failed to pay rent for July or August 2012, and was evicted from the rental unit on August 17, 2012. The landlord has claimed \$600 for July 2012 rent and \$329 in pro-rated rent for August 1 through 17, 2012.

### Analysis

Based on the landlord's undisputed evidence, I find that she is entitled to her monetary claim in its entirety.

As the landlord's claim was successful, she is also entitled to recovery of the \$50 filing fee for the cost of her application.

Conclusion

The landlord is entitled to \$979. I order that the landlord retain the security deposit of \$300 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$679. This order may be filed in the Small Claims 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 5, 2012.

---

Residential Tenancy Branch