



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      FF, 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 October 12<sup>th</sup> 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 a monetary order for outstanding rent totally \$3875.00 and a request to retain the full security deposit towards the claim. The applicant is also requesting recovery of the \$50.00 filing fee.

### Background and Evidence

The applicant testified that:

- The tenant fell behind on the rent, and although we tried to work with her, rent was not forthcoming and therefore eventually she was evicted.

The applicants are therefore requesting a monetary order as follows:

Rent outstanding for May 2012	\$775.00
Rent outstanding for June 2012	\$775.00
Rent outstanding for July 2012	\$775.00
Rent outstanding for August 2012	\$775.00
Rent outstanding for September 2012	\$775.00
Filing fee	\$50.00
total	\$3925.00

Analysis

I have reviewed all the information provided by the landlords and it is my finding that the landlords have established the full amount claimed

The tenant has failed to pay any rent for the months of May 2012 through September 2012.

I therefore allow the landlords full claim and order recovery of the filing fee.

Conclusion

I have allow the landlords full claim of \$3925.00 and I therefore order that the landlords may retain the full security deposit plus interest totaling \$389.76 and I have issued a monetary order in the amount of \$3535.24.

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: January 08, 2013.

---

Residential Tenancy Branch

