



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR 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. An agent for the landlord participated in the teleconference hearing, but the tenant did not call in.

The landlord provided evidence that they been served with the application for dispute resolution and notice of hearing by registered mail on October 16, 2012 at the forwarding address the tenant provided at move-out. I found that the tenant was deemed served with notice of the hearing on October 21, 2012, and I proceeded with the landlord's claim in the tenant's absence.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on July 1, 2009 and ended in March 2012. At the end of the tenancy, the tenant still owed \$492.50 in unpaid rent for the month of March 2012. The tenant agreed to submit a payment plan to the landlord for payment of the balance of outstanding rent, but he did not do so. The landlord has claimed \$92.50 and recovery of the filing fee for the cost of their application.

Analysis

Upon consideration of the undisputed evidence, I find that the landlord is entitled to their monetary claim in its entirety.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$542.50. 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: January 21, 2013

Residential Tenancy Branch

