



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Vancouver Eviction Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR OPR OPC MNR FF

Introduction

This hearing dealt with applications by the tenant and the landlord. The tenant applied to cancel a notice to end tenancy for unpaid rent. The landlord applied for an order of possession pursuant to the notice to end tenancy for unpaid rent as well as pursuant to a notice to end tenancy for cause, and for monetary compensation for unpaid rent. The tenant and an agent for the landlord participated in the teleconference hearing.

At the outset of the hearing, both parties confirmed that the tenant vacated the rental unit on February 15, 2013. I accordingly dismissed the tenant's application and the portions of the landlord's application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on January 15, 2013, with monthly rent of \$860 due in advance on the 28th day of each month. At the outset of the tenancy, the tenant paid a security deposit of \$430. The landlord stated and the tenant confirmed that the tenant did not pay rent for February 2013.

Analysis

I find that the landlord is entitled to \$860 for February 2013 rent. As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of the application.

Conclusion

The tenant's application is dismissed.

The landlord is entitled to \$910. I order that the landlord retain the security deposit of \$430 in partial compensation of this amount, and I grant the landlord an order under section 67 for the balance due of \$480. 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: February 28, 2013

Residential Tenancy Branch

