



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Performance Realty & Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary order and an order to retain the security deposit. The hearing was conducted by conference call. The landlord's representatives called in and participated in the hearing. The tenant did not attend, although she was served with the application and Notice of Hearing by registered mail sent on February 26, 2013.

Issue(s) to be Decided

Is the landlord entitled to a monetary award and if so, in what amount?

Background and Evidence

The tenancy began on December 1, 2001. Monthly rent was \$1,800.00 and the tenant paid a \$900.00 security deposit on November 10, 2011. The tenant moved out of the rental unit on February 1, 2013 without giving proper notice. The landlord claimed February rent in the amount of \$1,800.0 and a cleaning invoice for \$184.80. The tenant acknowledged her indebtedness to the landlord and made a partial payment of 200.00, leaving and outstanding balance of \$1,784.80.

Analysis and conclusion

Based on the undisputed evidence of the landlord, I find that the landlord is entitled to a monetary award of \$1,784.80. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$1,834.80. I order that the landlord retain the \$900.00 security deposit that it holds, in partial satisfaction of this award and I grant the landlord a monetary order under section 67 for the balance of \$934.80. 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: May 17, 2013

Residential Tenancy Branch

