



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary order. The hearing was conducted by conference call. The landlord and the tenant called in and participated in the hearing.

### 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 April 1, 2010. Monthly rent was \$1,350.00. The tenant paid a \$675.00 security deposit at the commencement of the tenancy.

The tenant gave notice on January 20<sup>th</sup> that she intended to move out on February 15<sup>th</sup>. The notice was given by text message. The tenant did not pay rent for February and moved out on February 15<sup>th</sup>. The landlord as claimed a monetary order for February rent.

### Analysis and conclusion

The tenant acknowledged at the hearing that she did not give proper Notice and is liable to pay rent for February. I grant the landlord a monetary award in the amount of \$1,350.00. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$1,400.00. I order that the landlord retain the \$675.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$725.00. This order may be registered 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 23, 2013

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Residential Tenancy Branch

