



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This was the hearing of an application by the landlord for an order for possession and a monetary order. The hearing was conducted by conference call. The landlord attended, but the tenants did not call in and did not participate although they were personally served with the application and Notice of Hearing on April 25, 2013. The tenants moved out of the rental unit approximately one week ago and an order for possession is no longer required

Issue(s) to be Decided

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

Background and Evidence

The rental unit is a suite in a house in Surrey. The tenancy began October 1, 2012. Monthly rent is \$680.00. The tenants paid a \$340.00 security deposit at the start of the tenancy.

The tenants paid only \$60.00 on account of April rent. In her application for dispute resolution the landlord claimed a monetary order for the balance of April's rent in the amount of \$620.00.

Analysis and conclusion

The landlord is entitled to a monetary award in the amount claimed. She is entitled to recover the \$50.00 filing fee for a total award of \$670.00. I order that she retain the security deposit in partial satisfaction of the award and I grant her a monetary order for the balance of \$330.00. This order may be registered in the Small Claims Court and enforced as an order of that court.

The landlord has leave to apply for a further monetary order for May rent and for damage to the rental unit if such a claim is warranted.

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 24, 2013

Residential Tenancy Branch

