



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order of possession. Both parties participated in the conference call hearing.

At the hearing, the parties agreed that the tenant had vacated the rental unit on April 30, 2013. As an order of possession is no longer required, I consider that claim to have been withdrawn.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The facts were not in dispute. The tenant was obligated to pay \$900.00 per month in rent and paid no rent in the month of April 2013. The landlord offered and the tenant accepted a one time discount of \$100.00 to compensate the tenant for a malfunctioning washing machine.

Analysis

I find that the landlord is entitled to recover the \$800.00 in rent which was payable for the month of April after the aforementioned discount is applied and I award the landlord \$800.00.

I order the landlord to retain the \$450.00 security deposit in partial satisfaction of the claim and I grant him a monetary order under section 67 for the balance of \$350.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord will retain the security deposit and has been granted a monetary order for \$350.00.

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 06, 2013

Residential Tenancy Branch

