



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, MNDC, OPR, FF

Introduction

The landlord applies for an order of possession and a monetary award for an unpaid security deposit and unpaid rent for June 2013.

Neither tenant attended the hearing though the landlord testified that she had personally served them both on June 7, 2013. I find that each tenant has been duly served.

The tenants vacated the premises on June 30th and so an order of possession is no longer required.

On the undisputed evidence of the landlord I grant her a monetary award of \$975.00 for unpaid June rent plus the \$50.00 filing fee. I decline her request for recovery of the deposit. Once a tenancy had ended, it is not a claimable debt to the landlord; it is a security deposit.

There will be a monetary order against the tenants jointly and severally in the amount of \$1025.00.

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: July 04, 2013

Residential Tenancy Branch