



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR & FF

### Introduction

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondents although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on each of the Tenants by mailing, by registered mail to where the tenants reside on June 28, 2013. A search of the Canada Post tracking service indicates that they were accepted for service by the tenant on July 3, 2013. With respect to each of the applicant's claims I find as follows:

### Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to A Monetary Order and if so how much?
- b. Whether the landlord is entitled to recover the cost of the filing fee?

### Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on May 1, 2010. The rent was \$900 per month payable on the first day of each month. The tenants paid a security deposit of \$450 at the start of the tenancy.

The tenants failed to pay the rent for July 2011 (\$600 was owed) and August 2011 (\$900 was owed) and the sum of \$1500 is due and owing. The tenant subsequently agreed in writing that the landlord could apply the security deposit in the sum of \$450 to

the outstanding rent leaving a balance owing of \$1050. The tenants gave a one month written notice to vacate in July and they vacated the rental unit at the end of August 2011.

Analysis

Analysis - Monetary Order and Cost of Filing fee

**I determined the tenant has failed to pay the rent for the month(s) of July and August 2011 and the sum of \$1050 remains outstanding. I granted the landlord a monetary order in the sum of \$1050 plus the sum of \$50 in respect of the filing fee for a total of \$1100.**

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: August 07, 2013

---

Residential Tenancy Branch