



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MDSD & FF

Introduction

A hearing was conducted by conference call in the presence of the applicants and in the absence of the respondent 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 personally served on the Tenant on June 26, 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 retain all or a portion of the security deposit/pet deposit?
- c. 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 August 1, 2012. The rent was \$500 per month payable on the first day of each month. The tenant(s) paid a security deposit of \$250 at the start of the tenancy.

The tenant failed to pay the rent and the sum of \$1075 remains owing as of May 31, 2013. The tenant has also failed to pay the rent for June 2013 but the landlord has not made a claim for that month in these proceedings.

The parties entered into a Mutual Agreement to end the tenancy and the tenant vacated the rental unit on June 30, 2013 pursuant to that agreement.

Analysis

Analysis - Monetary Order and Cost of Filing fee

I determined the tenant has failed to pay the rent and the sum of \$1075 remains outstanding until May 31, 2013. I granted the landlord a monetary order in the sum of \$1075 plus the sum of \$50 in respect of the filing fee for a total of \$1125.

Security Deposit

I determined the security deposit plus interest totals the sum of \$250. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$875.

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 06, 2013

Residential Tenancy Branch

