



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MNR, MNDC, MNSD, FF

Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant, and one brought by the landlord. Both files were scheduled to be heard together, however the tenant did not appear at the time and place set for the hearing and therefore the tenant's application was dismissed.

The landlord's application is a request for an Order of Possession based on Noticed End Tenancy for nonpayment of rent, and a request for a Monetary Order for \$4450.00; however at the beginning of the conference call the landlord stated that the tenant has vacated and returned possession to her and therefore she no longer requires an Order of Possession.

Issue(s) to be Decided

Is the landlord entitled to a Monetary Order for \$4450.00?

Background and Evidence

Landlord testified that:

- The rent for this rental unit is \$2200.00 per month; however the tenant failed to pay the rent for the months of July 2013 and August 2013.
- She is therefore requesting an order for the outstanding rent, recovery of her filing fee, and an order to retain the full security deposit/pet deposit towards the claim.

Analysis

The landlord has provided evidence that shows that the rent for this unit is \$2200.00 per month.

It is my finding that the landlord has shown that there is two months' rent outstanding, for a total of \$4400.00 and therefore I allow her claim for that outstanding rent.

I also allow recovery of the \$50.00 filing fee.

Conclusion

I have allowed the landlord's full claim of \$4450.00, and I therefore order that the landlord may retain the full security/pet deposit of \$2200.00, and I've issued a Monetary Order in the amount of \$2250.00.

As stated above the tenant's application is dismissed without leave to reapply.

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: September 10, 2013

Residential Tenancy Branch

