



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, FF

Introduction:

This was an application by the landlord for an Order for Possession, a Monetary Order. Only the landlord attended the application.

Issues:

Is the landlord entitled to an Order for Possession and Monetary Order?

Background and Evidence:

At the outset the landlord testified that the tenants had vacated the unit on September 30, 2013 and therefore the landlord was no longer seeking an Order for Possession. The landlord testified that the tenancy began on June 1, 2013 with rent in the amount of \$ 750.00 due in advance on the first day of each month. The tenants paid a security deposit of \$ 187.50 on June 1, 2013. The landlord testified that he served the dispute resolution package by sending it by registered mail on September 18, 2013. With reference to Canada Post's website I determined that both tenants received the package on September 19, 2013.

Analysis:

Pursuant to section 71(2) of the Act and the evidence of the landlords I find that the dispute package was served on September 19, 2013. I find that the landlord has established a claim for unpaid rent totalling \$ 375.00 for one half of the month of September 2013. I allow the landlord's claim for loss of revenue for one half of October in the amount of \$ 375.00. The landlord is entitled to recover the \$50.00 filing fee for this application for a total claim of \$ 800.00. I order that the landlord retain the deposit and interest of \$ 187.50. The balance of the claim is \$ 612.50 however I reduce this to \$ 562.00 as that is the amount claimed by the landlord in his application for dispute resolution.

Conclusion:

I grant the landlord an order under section 67 for the balance due of **\$ 562.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and all Orders must be served on the tenant as soon as possible.

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: October 01, 2013

Residential Tenancy Branch

