



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, MDSD & FF

Introduction

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing including an affidavit of service, 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 October 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 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 October 19, 2012. The rent is \$1425 per month payable on the fifteenth day of each month. The tenant paid a security deposit of \$712.50 at the start of the tenancy.

The tenant(s) failed to pay the rent for the period August 15, 2013 to September 14, 2013 and the sum of \$700 remains owing. The tenant(s) vacated the rental unit on September 14, 2013.

Analysis - Monetary Order and Cost of Filing fee

With respect to each of the landlord's claims I find as follows:

- a. I determined the landlord is entitled to \$700 for non-payment of the rent for the period August 15, 2013 to September 14, 2013.
- b. I determined the landlord is entitled to \$20 for the loss of a showerhead.
- c. I determined the landlord is entitled to \$25 for the loss of light bulbs
- d. I determined the landlord is entitled to \$437.62 for the cost of the water bill which the tenant was obligated to pay under the terms of the tenancy agreement.

I granted the landlord a monetary order in the sum of \$1182.62 plus the sum of \$50 in respect of the filing fee for a total of \$1232.62.

Security Deposit

I determined the security deposit plus interest totals the sum of \$712.50. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$520.12.

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: December 11, 2013

Residential Tenancy Branch

