



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;
3. A Monetary Order for compensation – Section 67;
4. An Order to retain the security deposit - Section 38; and
5. An Order to recover the filing fee for this application - Section 72.

I accept the Landlord’s evidence that the Tenant was served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Act. The Tenant did not participate in the conference call hearing. The Landlord was given full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the Landlord entitled to an Order of Possession?

Is the Landlord entitled to the monetary amounts claimed?

### Background and Evidence

The tenancy began on August 1, 2013. Rent of \$1,100.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected \$550.00 as

a security deposit and \$500.00 as a pet deposit from the Tenant. The Tenant failed to pay rent for December 2013 and on December 5, 2013 the Landlord personally served the Tenant with a 10 notice to end tenancy for unpaid rent (the "Notice"). The Tenant has not made an application for dispute resolution, has not paid the arrears and moved out of the unit on December 31, 2013. The Landlord claims \$2,200.00 and no longer requires an order of possession.

### Analysis

Section 26 of the Act provides that a tenant must pay the rent when and as provided under the tenancy agreement. Based on the Landlord's undisputed evidence I find that the Landlord has established a monetary claim for **\$1,100.00** in unpaid rent. As the Tenant moved out of the unit on December 31, 2013 pursuant to the Landlord's ending of the tenancy, I find that that Landlord has not substantiated any rent for January 2013 and I dismiss the claim for this rent. The Landlord is entitled to recovery of the \$50.00 filing fee for a total monetary amount of **\$1,150.00**. Setting the security and pet deposit of \$1,050.00 plus zero interest off the entitlement leaves **\$100.00** owed by the Tenant to the Landlord.

### Conclusion

**I order** that the Landlord retain the **deposit** and interest of \$1,050.00 in partial satisfaction of the claim and I grant the Landlord an order under Section 67 of the Act for the balance due of **\$100.00**. If necessary, this order may be filed in the Small Claims 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: January 09, 2014

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Residential Tenancy Branch

