



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GICA Holdings Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute codes MNR MNSD FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order allowing retention of the security deposit in partial satisfaction of the claim. Both parties attended the hearing and had an opportunity to be heard. Although served with the Application for Dispute Resolution and Notice of Hearing sent by registered mail on October 9, 2013 the tenant did not attend the conference call hearing.

Issues

Is the landlord entitled to the requested orders?

Background and Evidence

This tenancy began on March 1, 2013 and ended on September 30, 2013. The rent was \$950 due in advance on the first day of each month. A security deposit of \$475 was paid at the start of the tenancy.

The landlord claims that at the time the tenant moved out the tenant still owed some outstanding rent for September (\$55) and that she owed money for a lost mailbox key (\$100).

The landlord had originally made a claim for a lost laundry key in the amount of \$10 but withdrew this claim at the hearing.

The tenant did not attend the hearing and did not submit any evidence.

Analysis

The landlord has claimed unpaid rent in the total amount of \$55 for September 2013 and the cost of the lost mailbox key (\$100).

The landlord submitted e-mail exchanges with the tenant showing discussion of these matters.

The tenant has not disputed this claim

Conclusion

I find that the landlord has established a total monetary claim of \$205 comprised of the unpaid rent, the lost mail box key and the \$50.00 fee paid by the landlord for this application. Accordingly, I order the tenant to pay to the landlord the sum of \$205.

This amount may be withheld from the tenant's security deposit. The landlord must immediately return the balance of the security deposit in the amount of \$270 to the tenant.

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 20, 2014

Residential Tenancy Branch