



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Fraser Marine Drive Holdings Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute codes MND MNSD MNDC 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. The landlord has also requested recovery of the \$50.00 filing fee from the tenant. Although served with the Application for Dispute Resolution and Notice of Hearing sent by registered mail on October 11, 2013 the tenant did not attend the conference call hearing.

Issues

Is the landlord entitled to the requested order?

Background and Evidence

This tenancy began on September 1, 2012 and ended on September 30, 2013. The rent was \$550 per month. The rent did not include electricity. A security deposit of \$275 was paid at the start of the tenancy. A condition inspection report was completed upon move-in and move-out.

The landlord submitted a copy of the tenant's notice to the end the tenancy. The notice is dated September 23, 2013 and says that the notice is effective September 30, 2013.

The tenant vacated the rental unit on September 30th. The landlord claims that the tenant's BC Hydro consumption up to September 17th was not paid. The landlord also argues that because the tenant did not give one month's notice, the tenant is liable for the rent for the month of October.

In support of its claim the landlord submitted copies of the condition inspection reports, the tenant's notice, the BC Hydro statement and the tenancy agreement.

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

Analysis

The landlord has made a monetary claim against the tenant comprised of the following:

Unpaid rent October 2013	\$550
BC Hydro	\$107.94
Filing fee	\$50
TOTAL	\$707.94

Based on the information before me and in the absence of any submissions from the tenant, I am satisfied that the landlord has proved its claim. I am also satisfied that the landlord is entitled to recover the filing fee for this matter.

Conclusion

I find that the landlord has established a total monetary claim of \$707.90. I therefore order that the landlord retain the deposit of \$275 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$680.94. 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 13, 2014

Residential Tenancy Branch

