



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding M.E.M. Holdings (2002) Ltd. and Rowan Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute codes OP 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. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not appear although he was served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on December 18, 2013.

Issues

Is the landlord entitled to a monetary order?

Is the landlord entitled to an order allowing retention of the security deposit?

Background and Evidence

This tenancy began on December 6, 1999. The rent is 592.00 due in advance on the first day of each month. The tenant paid a security deposit of \$225.00 at the start of the tenancy. The tenant did not pay rent for November when it was due. On November 4, 2013 the landlord served the tenant with a Notice to End Tenancy for non-payment of rent by posting it to the door of the rental unit. The tenant did not pay rent for November and he did not file an application to dispute the Notice to End Tenancy. He moved out of the rental unit on or about December 6, 2013. The landlord has claimed a monetary order for unpaid rent for November.

Analysis and conclusion

Monetary Order and Security Deposit - I find that the landlord has established a total monetary claim of \$592.00 for the outstanding rent for November. The landlord is

entitled to recover the \$50.00 filing fee for this application for a total award of \$642.00. I order that the landlord retain the deposit and interest of \$245.14 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$396.86. 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 10, 2014

Residential Tenancy Branch

