



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, MNSD, OPR, OPC, FF

Introduction:

This was an application by the landlord for an Order for Possession, a Monetary Order and an Order to retain the security deposit in partial satisfaction of the monetary claim. Only the landlord attended the application.

Issues:

Is the landlord entitled to an Order for Possession and Monetary Order?

Background and Evidence:

At the outset the landlord testified that the tenants had vacated the unit by March 11, 2014 and therefore he was abandoning his application for an Order for Possession. The landlord testified that the tenancy began on December 1, 2005 with rent in the amount of \$ 1,372.46 due in advance on the first day of each month. The tenants paid a security deposit of \$ 550.00 on November 1, 2005. The landlord testified that he served the dispute resolution package by handing it to the tenants on February 20, 2014. The landlord testified that the arrears to date were for the month of March totalling \$ 1,372.46.

Analysis:

Based on the evidence of the landlord I find that the tenants were personally served with the application for Dispute Resolution on February 20, 2014. I find that the landlord has established a claim for loss of revenue totalling \$ 1,372.46 and the filing fee of \$ 50.00 for a total claim of \$ 1,422.46.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 569.47 and I grant the landlord an order under section 67 for the balance due of **\$ 852.99** inclusive of the filing fee. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and all Orders must be served on the tenant as soon as possible.

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: April 08, 2014

Residential Tenancy Branch

