



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, MNSD, OPR, 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 she discovered that the tenant had vacated the unit on March 31, 2014. The landlord testified that the tenancy began on March 15, 2013 with rent in the amount of \$ 1,400.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 700.00 on February 25, 2013. The landlord testified that she served the dispute resolution package by registered mail on March 20, 2014. The landlord testified that the tenant gave her notice to end the tenancy effective March 31, 2014 on March 5, 2014 but did not pay any rent for March. Accordingly the landlord is making a claim for that loss amounting to \$ 1,400.00. The landlord also advanced a claim for NSF charges and outstanding Hydro charges but did not produce any evidence in support of same.

Analysis:

Based on the evidence of the landlord I find that the tenant was deemed to have been personally served the application for Dispute Resolution on March 25, 2014 by registered mail. I find that the landlord has established a claim for unpaid rent totalling \$ 1,400.00 and the filing fee of \$ 50.00 for a total of \$ 1,450.00. I have dismissed all other claims as unsupported by any evidence.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 700.00 and I grant the landlord an order under section 67 for the balance due of **\$ 750.00**. 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. I have dismissed all other claims.

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: May 06, 2014

Residential Tenancy Branch

