



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Advanced Property Management Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, FF, MNR

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on February 17, 2014, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on September 1, 2010 and ended on November 30, 2012. The tenants were obligated to pay \$1400.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$700.00 security deposit. The landlord stated that the tenants began to fall behind in rental payments in 2011. The landlord issued a notice to end the tenancy on November 13, 2012 for unpaid rent in the amount of \$5500.00. The landlord stated the tenants abandoned the unit without leaving a forwarding address. The landlord hired a "skip tracer" to track down and serve tenant the notice of hearing package. Based on all of the above and the documentation submitted by the landlord I find that the landlord is entitled to a monetary order of \$5500.00.

Conclusion

As for the monetary order, I find that the landlord has established a claim for \$5500.00 in unpaid rent. The landlord is also entitled to recovery of the \$100.00 filing fee. I order that the landlord retain the \$700.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$4900.00. This order may

be filed in the Small Claims Division of the Provincial 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: June 02, 2014

Residential Tenancy Branch

