



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

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. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by registered mail on April 28, 2014. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlords gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

The tenancy began on or about September 1, 2013. Rent in the amount of \$1200.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$600.00 and a pet deposit of \$100.00. The tenant failed to pay rent in the month(s) of March, April and May. The landlord stated that they were making attempts to assist the tenants and to work out an arrangement for them to pay. The landlord stated that the tenants abandoned the unit on May 13, 2014. The landlord stated the tenant provided their forwarding address but the tenants will not communicate with them and have not offered

any payment. The landlord advised that as of today's hearing the amount of unpaid rent is \$2800.00.

Analysis

I accept the landlord's undisputed testimony. The landlord has provided documentation to support their claim and in the absence of any disputing evidence from the tenants I find that the landlord is entitled to the amount as claimed.

As for the monetary order, I find that the landlord has established a claim for \$2800.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$600.00 security deposit and the \$100.00 pet deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2150.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is a monetary order for \$2150.00. The landlord may retain the security and pet deposit.

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 27, 2014

Residential Tenancy Branch

