



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bayside Property Services Ltd.
and [tenant name suppressed to protect privacy]

FINAL DECISION

Dispute Codes CNC CNR MNDC OPR MNR MNSD FF

Introduction

This matter first convened on June 17, 2014, with the tenant and two agents of the landlord in attendance at the teleconference hearing. On that date I only heard evidence regarding the tenant's claim to cancel a notice to end tenancy for unpaid rent. In my interim decision dated June 19, 2014 I upheld the notice and granted the landlord an order of possession.

The hearing reconvened on August 20, 2014 to address the monetary claims of the landlord and the tenant. The landlord called in to the teleconference hearing, but the tenant did not. I therefore dismissed the tenant's application and proceeded to hear from the landlord regarding their monetary claim.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on December 15, 2011. Rent of \$832 plus \$15 for parking was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$400. Prior to May 2014 the tenant owed \$52.03 in unpaid rent. The tenant did not pay any rent or parking in May or June 2014. The landlord has claimed \$1746.03 in unpaid rent and parking fees.

In support of their claim, the landlord submitted a copy of the tenant's ledger, showing the amounts of unpaid rent and parking fees.

Analysis

I find that the landlord has established their monetary claim. The undisputed testimonial and documentary evidence shows that the tenant failed to pay outstanding rent and parking fees totalling \$1746.03.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of this application.

Conclusion

The remainder of the tenant's application is dismissed.

The landlord is entitled to \$1796.03. I order that the landlord retain the security deposit of \$400 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1396.03. 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: August 21, 2014

Residential Tenancy Branch

