



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Victoria Manor Apartments
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent.

The landlord participated in the teleconference hearing, but the tenants did not call into the hearing. The landlord stated that she personally served the tenants with the application for dispute resolution and notice of hearing on June 27, 2014. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I accepted the landlord's evidence regarding service of notice of the hearing, and I proceeded with the hearing in the absence of the tenants.

At the outset of the hearing the landlord stated that the tenants vacated the rental unit on June 15, 2014. I therefore dismissed the portion of the landlord's application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on March 1, 2014. Rent in the amount of \$755 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 \$377.50. The tenants failed to pay rent for May or June 2014, and on June 9, 2014 the landlord served the tenants with a notice to end tenancy for unpaid rent. The tenants vacated the rental unit without notice on June 15, 2014. The landlord has claimed \$1510 in unpaid rent and lost revenue.

In support of their claim, the landlord submitted evidence including the following:

- a copy of the Notice to End Tenancy for Unpaid Rent dated June 9, 2014;
- testimony regarding the amounts of monthly rent and the amount of the security deposit paid; and
- a copy of the Landlord's Application for Dispute Resolution, filed June 23, 2014, in which the landlord claimed \$1510 for two months of unpaid rent.

Analysis

I accept the above-noted evidence of the landlord that the tenants failed to pay rent of \$1510 for the months of May and June 2014. I find that the landlord is entitled to \$1510 for unpaid rent and lost revenue.

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

Conclusion

The landlord is entitled to \$1560. I order that the landlord retain the security deposit of \$377.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1182.50. 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 6, 2014

Residential Tenancy Branch

