



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPB, MNR, MNSD, FF, MNDC

### 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 June 30, 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 testimony is as follows.

The tenancy began on July 15, 2012 and ended on March 15, 2014. The tenants were obligated to pay \$1100.00 per month in rent. The tenant paid a \$550.00 security deposit and \$300.00 pet deposit in advance of the tenancy commencing.

I address the landlord's claims and my findings around each as follows.

The landlord is seeking \$3000.00 for damage to the unit and "stolen rent money". The landlord stated that the tenant sub-let the suite without his permission and was making more rent than what he was being paid. The landlord is seeking the "stolen rent" and the costs to repair the unit. The landlord stated that the unit was left dirty and damaged. The landlord stated that he was telling the truth and that he had all the bills, photos, receipts, and condition inspection report to support his claim; however the landlord did not submit any of those items for this hearing.

The landlord is the applicant in this matter and bears the responsibility of providing sufficient evidence to support his claim. Although the tenant did not participate in this hearing he did submit documentation that was in direct dispute with the landlords'

testimony. Based on the insufficient evidence submitted by the landlord I must dismiss his application in its entirety.

### Conclusion

The landlords' application is dismissed.

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: November 06, 2014

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Residential Tenancy Branch

