



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, MNDC, MNR, FF, MNSD, OPR

### Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant, and one brought by the landlord(s). Both files were to be heard together however the tenant did not join the conference call that was scheduled for the hearing and therefore the tenant's application has been dismissed.

A substantial amount of documentary evidence and written arguments has been submitted by the parties prior to the hearing.

I have given the landlords the opportunity to present all relevant evidence, and to give oral testimony.

All testimony was taken under affirmation.

### Issue(s) to be Decided

The landlords had originally applied for an Order of Possession and a Monetary Order, however at the beginning of the conference call the landlord's testified that the tenant has vacated and they now have possession of the rental unit.

The issue dealt with today therefore is whether or not the landlords have established a monetary claim against the tenant and if so in what amount.

### Background and Evidence

The landlords provided evidence that shows that this tenancy began on January 1, 2014 with the monthly rent of \$1000.00.

The tenant also paid a \$500.00 security deposit.

The landlords also provided evidence that shows that the tenant began to fall behind on the rent in April 2014 the following list shows the rents outstanding:

April 2014 rent outstanding	\$50.00
May 2014 rent outstanding	\$100.00
June 2014 rent outstanding	\$250.00
July 2014 rent outstanding	\$250.00
September 2014 rent outstanding	\$100.00
October 2014 rent outstanding	\$80.00
November 2014 rent outstanding	\$1000.00
Total	\$1830.00

The Landlords are requesting a monetary order for the outstanding rent and recovery of their filing fee.

### Analysis

I have reviewed the landlord's evidence and it is my finding that the landlords have shown that the tenant has fallen behind on the rent to a total of \$1830.00 and therefore I will allow the full amount claimed by the landlords.

I also allow the landlords request for recovery of their \$50.00 filing fee.

Conclusion

I have allowed the landlord's total claim of \$1880.00 and I therefore order that the landlords may retain the full security deposit of \$500.00, and I have issued a Monetary Order in the amount of \$1380.00.

The tenant's application is dismissed in full without leave to reapply.

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 27, 2014

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Residential Tenancy Branch

