



Dispute Resolution Services

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 an order of possession, a monetary order and an order to retain the security deposit. Despite having been personally served with the application for dispute resolution and notice of hearing on October 17, the tenant did not participate in the conference call hearing.

At the hearing, the landlord advised that the tenant vacated the rental unit on November 1. As the landlord has regained possession of the unit, I consider the claim for an order of possession to have been withdrawn.

The landlord also advised that she returned the security deposit to the tenant on the last day of the tenancy. I therefore consider the claim for an order for the retention of the security deposit to have been withdrawn as well.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed testimony is as follows. The tenant was obligated to pay \$650.00 in rent in advance on the first day of each month. The tenant failed to pay rent in the months of September and October 2014.

Analysis

I accept the undisputed testimony of the landlord and I find that the tenant failed to meet her obligation to pay \$650.00 per month in rent in each of the months of September and October. I find that the landlord is entitled to recover that rent and I award her

\$1,300.00. I also award the landlord \$50.00 which represents the filing fee paid to bring this application as she has been successful in her claim.

Conclusion

The landlord is awarded \$1,350.00. I grant the landlord a monetary order under section 67 for this sum. This order may be filed in the Small Claims Division of the Provincial 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: November 25, 2014

Residential Tenancy Branch

