



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, MNSD, MNDC, MNDS, FF

Introduction:

This was an application by the landlord for a Monetary Order and an Order to retain the security deposit in partial satisfaction of the monetary claim. Only the landlord AE attended the application.

Issues:

Is the landlord entitled to a Monetary Order and if so how much?

Background and Evidence:

The landlord AE testified that the tenancy began on January 1, 2014 with rent in the amount of \$ 1,500.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 750.00 on January 9, 2014. AE testified that he served the dispute resolution package by sending it by registered mail on March 2, 2015. AE discovered that the tenant had moved out of the unit on March 10, 2015.

AE testified that the arrears for March 2015 were 1,500.00. Additionally AE claimed that the tenant blocked the toilet with foreign objects costing \$ 878.85 to repair. AE is claiming for the recovery of that amount for a total claim of \$ 2,378.85.

Analysis:

Based on the evidence of the landlord I find that the tenant was deemed to have been personally served the application for Dispute Resolution was served on March 7, 2015 by registered mail. Based on the above facts and uncontradicted evidence of AE, I find

that the landlord has established a claim for unpaid rent totalling \$ 1,500.00 and \$ 878.85 for plumbing expenses. The landlord is entitled to the filing fee of \$ 50.00 for a total claim \$ 2,428.85.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 750.00 and I grant the landlord an order under section 67 for the balance due of **\$ 1,678.85**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and Order must be served on the tenant as soon as possible.

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: March 30, 2015

Residential Tenancy Branch

