



Dispute Resolution Services

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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 in partial satisfaction of the claim. The landlord and the tenants participated in the teleconference hearing.

At the outset of the hearing, the tenants confirmed that they were vacating the rental unit and they did not oppose the landlord receiving an order of possession. I therefore granted the order of possession and only heard evidence regarding the landlord's monetary claim.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on January 31, 2015. Rent of \$1200 is payable in advance on the first day of each month. The tenants also agreed to pay \$20 per month for Wi-Fi service. The tenants paid the landlord a security deposit of \$600 and a pet deposit of \$300. The tenants acknowledged that they did not pay the rent or Wi-Fi fees for April or May 2015.

Analysis

Based on the tenants' acknowledgement of the outstanding rent and fees, I find that the landlord is entitled to monetary compensation of \$2440 for unpaid rent and Wi-Fi fees for April and May 2015. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

I grant the landlord an order of possession effective two days from service. The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The landlord is entitled to \$2490. I order that the landlord retain the security and pet deposits of \$900 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1590. 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: June 8, 2015

Residential Tenancy Branch

