



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Greater Victoria Housing Society
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MNR

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 December 9, 2014, the tenants did not participate in the conference call hearing. I am satisfied that the landlord has served the tenant in accordance with the Act and the Rules of Procedure. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence

The landlord's undisputed testimony is as follows. The tenancy began on August 1, 2009 and ended on October 31, 2014. The tenants were obligated to pay \$989.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$494.50 security deposit. The landlord stated that the tenant had fallen in arrears from the outset of the tenancy. The landlord stated, as this is a housing society, numerous attempts were made to assist the tenant and have her catch up. The landlord stated that numerous requests were made to the tenant to provide information to have her rent subsidized to assist her. The tenant refused to provide any information and then moved out on October 31, 2014. The landlord seeks a monetary order for unpaid rent of \$6296.00.

Analysis

The landlord provided documentation and a rent ledger to support their claim of unpaid rent. Based on the information before me, and in the absence of any disputing evidence

from the tenant I am satisfied that the landlord is entitled to a monetary order of \$6296.00 for unpaid rent.

The landlord is also entitled to the recovery of the \$100.00 filing fee.

Conclusion

The landlord has established a claim for \$6396.00. I order that the landlord retain the \$494.50 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$5901.50. 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: July 07, 2015

Residential Tenancy Branch

