



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MDSD & FF

Introduction

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the respondent on March 6, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to A Monetary Order and if so how much?
- b. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?
- c. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement for the upstairs and downstairs suite that provided that the tenancy would start on April 1, 2014 and continue on a month to month basis. The total rent for the two rental units was \$1800 per month payable in advance on the first day of each month. The tenant paid a security deposit of \$900 at the start of the tenancy. The tenant(s) failed to pay the rent for the months of October 2014 (\$500 is owed), November 2014 (\$1800 is owed) and December 2014 (\$1800 is owed) and the sum of \$4100 remains owing. In addition the tenant owes the sum of \$446.15 for the Fortis gas bill. The tenant vacated the rental unit at the end of December 2014.

Analysis - Monetary Order and Cost of Filing fee:

I determined the tenant has failed to pay the rent for the month(s) of October 2014 (\$500 is owed), November 2014 (\$1800 is owed) and December 2014 (\$1800 is owed) and the sum of \$4100 remains owing. In addition the tenant owes the sum of \$446.15 for the Fortis gas bill. **I granted the landlord a monetary order in the sum of \$4546.15 plus the sum of \$50 in respect of the filing fee for a total of \$4596.15.**

Security Deposit:

I determined the security deposit plus interest totals the sum of \$900. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$3696.15.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the 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: July 09, 2015

Residential Tenancy Branch

