



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mason Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, FF

Introduction

This was a hearing with respect to the landlord's application for a monetary award and for an order to retain the tenant's security deposit. The hearing was conducted by conference call. The landlord's representative called in and participated in the hearing. The tenant did not attend although she was served by registered mail sent on January 15, 2015 to the forwarding address she provided to the landlord at the end of the tenancy.

Issue(s) to be Decided

Is the landlord entitled to a monetary award for unpaid rent and if so, in what amount?
Is the landlord entitled to retain the security deposit?

Background and Evidence

The rental unit is an apartment in Vancouver. The tenancy began November 1, 2012 for a one year term and thereafter continued on a month to month basis. The initial rent was \$1,140.00 and the tenant paid a security deposit of \$570.00 on October 23, 2012. The tenant failed to pay the full amount of rent for the month of November, 2014. She gave the landlord a notice to vacate the rental unit as of December 31, 2014. The tenant did not pay rent due for December in the amount of \$1,209.00. the tenant did make a payment of \$250.00 on December 19, 2014. The landlord applied the payment first to pay the amount of \$57.00 that was outstanding for November and the balance of \$193.00 was applied towards December rent, leaving a balance of \$1,016.00

The landlord has requested a monetary award for the unpaid rent and for the filing fee for this application.

Analysis

I accept the landlord's testimony and documentary evidence and find that the tenant has failed to pay rent for the month of December, 2014 in the amount of \$1016.00 and I grant the landlord an award in that amount.

Conclusion

The landlord is entitled to recover the \$50.00 filing fee for a total award of \$1,066.00. I order that the landlord retain the \$570.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$496.00. This order may be registered 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 30, 2015

Residential Tenancy Branch

