



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNDC, MNSD, FF

Introduction

This was a hearing with respect to an application by the landlord for a monetary award and for an order to retain the 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 he was served with the application and Notice of Hearing sent by registered mail on December 17, 2014.

Issue(s) to be Decided

Is the landlord entitled to a monetary award 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 in January 1, 2013 and was renewed for a further term in January, 2014. The discounted monthly rent was \$825.00 and the tenant paid a security deposit of \$450.00 at the start of the tenancy.

The tenant moved out of the rental unit on December 9, 2014 without paying December rent. The tenant also owed \$175.00 for unpaid rent for November. The landlord was not able to re-rent the unit for any portion of December. The landlord has claimed for the unpaid rent and loss of revenue for December, as well as a \$25.00 charge incurred to replace an entry lock in March, 2103.

Analysis

I accept the landlord's uncontradicted evidence with respect to the claimed amounts. I find that the landlord is entitled to a monetary award in the amount claimed, namely: the sum of \$1,025.00.

Conclusion

The landlord is entitled to recover the \$50.00 filing fee for this application, for total award of \$1,075. I order that the landlord retain the \$450.00 security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$625.00. 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 22, 2015

Residential Tenancy Branch