



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNDC, MNR, MNSD

### 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 documentary evidence and the application for dispute resolution and notice of hearing by personal service in the presence of witness on February 2, 2015, the tenants did not participate in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background, Evidence

The landlord's testimony is as follows. The tenancy began on November 1, 2014 and ended on January 20, 2015. The tenants were obligated to pay \$2600.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$1300.00 security deposit. The landlord stated the tenant fell behind in paying the rent from the outset of the tenancy. The landlord stated the tenant moved out without paying all the rent and without notice. The landlord stated that the tenant made partial payments and as of today's hearing the amount of unpaid rent is \$2800.00. The landlord also seeks the recovery of \$10.00 for NSF bank charges as a result of the tenants' cheques "bouncing" and \$89.60 to replace the door lock that the tenant damaged when moving.

### Analysis

The landlord submitted documentary evidence to support her claim. In the absence of any disputing evidence from the tenant, I find that the landlord is entitled to the claims as sought. As for the monetary order, I find that the landlord has established a claim for \$2899.60. I order that the landlord retain the \$1300.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of

\$1599.60. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order of \$1599.60

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: August 12, 2015

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Residential Tenancy Branch

