



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding New Orleans Court
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail the tenant did not appear.

At the beginning of the hearing the landlord advised that the tenant had vacated the unit and an order of possession was not required.

Issue(s) to be Decided

Is the landlord entitled to a monetary order and, if so, in what amount?

Background and Evidence

The landlord's records do not indicate when this tenancy commenced. The monthly rent was \$995.00 and was due on the first day of the month. In addition, there was a \$25.00 per month charge for each parking stall used by the tenant. The tenant paid a security deposit of \$497.50.

On July 6, 2015 the landlord issued and posted a 10 Day Notice to End Tenancy for Non-Payment of Rent. The tenant moved out of the rental unit on the evening of July 15, 2015.

The landlord testified that in December the tenant only paid \$200.00 towards the rent and parking space which left a balance of \$820.00 owing for that month. In July the tenant did not pay any rent and the arrears for July, including two parking spaces for that month are \$1045.00.

The landlord did not make any claim for the August rent.

Analysis

I find that the landlord has established a total monetary claim of \$1915.00 comprised of arrears of rent and parking charges in the total amount of \$1865.00 and the \$50.00 fee paid by the landlord for this application. Pursuant to section 72 I order that the landlord retain the deposit of \$497.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1417.50.

Conclusion

A monetary order has been granted to the landlord. If necessary, 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: September 17, 2015

Residential Tenancy Branch

