



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, MNDC

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 sufficiently served on the tenant by mailing, by registered mail to where the tenant resides on April 1, 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 recover the cost of the filing fee?

Background and Evidence

The landlord and the respondent along with a co-tenant entered into a written tenancy agreement that provided that the tenancy would start on April 1, 2014. The rent is \$1300 per month payable in advance on the first day of each month. The tenants paid a security deposit of \$650 at the start of the tenancy.

The respondent failed to pay his share of the rent for the months of February and March the sum of \$1300 remains owed. The respondent vacated the rental unit on March 20, 2015.

Analysis

With respect to each of the applicant's claims I find as follows:

- a. I determined the landlord has established a claim against the respondent in the sum of \$1300 for non-payment of his share of the rent for February and March 2015.
- b. I determine the landlord is entitled to \$80 for the failure of the respondent to return a FOB and keys.
- c. I determined the landlord is entitle to \$250 for the failure of the tenant to clean the carpet.

In summary I determined the landlord has established a monetary order against the respondent in the sum of \$1630. **I granted the landlord a monetary order in the sum of \$1630 plus the sum of \$50 in respect of the filing fee for a total of \$1680.**

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: September 08, 2015

Residential Tenancy Branch

