



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR

Introduction

This was a hearing with respect to the landlord's application for a monetary award for unpaid rent. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not attend although he was personally served with the application and Notice of Hearing on April 8, 2015.

Issue(s) to be Decided

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

Background and Evidence

The rental unit is an apartment in A. The tenancy began on June 1, 2013. The monthly rent was \$800.00, payable of the first of each month. The tenant paid a security deposit of \$400.00 at the beginning of the tenancy. The tenant did not pay the rent in full each month when it was due.. The landlord served the tenant with a 10 day Notice to End Tenancy for unpaid rent dated December 24, 2013. The Notice to End Tenancy claimed that the tenant failed to pay rent in the amount of \$2,260.00 that was due on December 1, 2013. The tenant moved out of the rental unit in January, 2014. After he moved out he paid a total of \$180.00 by instalments on account of the rental arrears. The last payment of \$40.00 was made on September 25, 2014.

The landlord has applied for a monetary award for the outstanding balance of \$2,080.00

Analysis

Based on the supplied documents, including the landlord's rental ledger, I am satisfied that the landlord is entitled to an award in the amount of \$2,080.00 as claimed, for rental

arrears. The landlord is entitled to recover the \$50.00 filing fee for this application, for a total award of \$2,130.00.

Conclusion

The landlord has been awarded the sum of \$2,130.00. He continues to hold the tenant's \$400.00 security deposit. I order that the landlord retain the security deposit in partial satisfaction of this award and I grant the landlord an order under section 67 for the balance of \$1,730.00. 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: September 10, 2015

Residential Tenancy Branch

