



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for arrears of rent and return of the filing fee. The landlord had been granted an order of possession on a previous application by the tenant. Although served with the Application for Dispute Resolution and Notice of Hearing by personal service on September 25, 2015, the tenants did not appear.

Issue(s) to be Decided

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

Background and Evidence

This tenancy started April 1, 2014 as a one year fixed term tenancy agreement and has continued thereafter as a month-to-month tenancy. The monthly rent of \$1150.00 was due on the first day of the month. The tenants paid a security deposit of \$575.00.

The tenants moved out of the rental unit on or about September 30, 2015.

The tenants did not pay the rent for March, April, May, June, July, August or September of this year and the landlord testified that the total arrears of rent are \$8050.00.

Analysis

I find the landlord has established a total monetary claim of \$8150.00 comprised of arrears of rent in the amount of \$8050.00 and the \$100.00 fee paid by the landlord for this application. Pursuant to section 72(2) I order that the landlord retain the security deposit of \$575.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of **\$7575.00**.

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: November 03, 2015

Residential Tenancy Branch

