



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: MNR, MNSD, OPR, FF

Introduction:

This was an application by the landlord for an Order for Possession, a Monetary Order and an Order to retain the security deposit in partial satisfaction of the monetary claim. Only the landlord's agent MM attended the application. MM advised that she was only seeking a monetary Order as the tenant had moved out on October 31, 2015.

Issues:

Is the landlord entitled to a Monetary Order?

Service of Documents:

Based on the evidence of MM I found that the application for dispute resolution was served by registered mail on October 5, 2015.

Background and Evidence:

The landlord's agent MM testified that the tenancy began on October 31, 2015 with rent in the amount of \$ 925.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 462.50 and a pet deposit of \$ 200.00 on January 13, 2015. The landlord's agent testified that the arrears to date were \$ 925.00. MM produced and relied upon a consent dated October 14, 2015 signed by the tenant authorizing the landlord to apply the security and pet deposit totalling \$ 662.50 towards the outstanding rent for October 2015. MM agent for the landlord confirmed that the landlord was

abandoning any excess claim for outstanding rent in exchange for the security and pet deposit.

Analysis:

I ordered the landlord to retain the security and pet deposit amounting to \$ 662.50 in satisfaction of all claims for rental arrears. I have dismissed all other claims.

Conclusion:

I ordered the landlord to retain the security and pet deposit amounting to \$ 662.50 in satisfaction of all claims for rental arrears. I have dismissed all other claims. I have not made any Order as to the recovery of the filing fee. This Decision must be served on the tenant as soon as possible.

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 30, 2015

Residential Tenancy Branch

