



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Freeman Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR MNSD

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order allowing retention of the security deposit. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not appear although he was served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on August 28, 2015.

Issues

Is the party entitled to the requested orders?

Background and Evidence

This tenancy began on January 1, 2015. The rent was \$775.00 due in advance on the first day of each month. The tenant paid a security deposit of \$400.00 at the start of the tenancy. On August 17, 2015 the tenant contacted the landlord to advise that he was moving out that day and that the place had been cleaned. The tenant had not paid rent on August 1st.

Analysis

The landlord has made a monetary claim in the amount of \$400 for rent for the period August 1 – 17, 2015. The landlord makes this claim on the basis that the rent was due on August 1st and was not paid and on the basis that the tenant did not give any notice.

I am satisfied that the landlord has established this claim.

Conclusion

I find that the landlord has established a total monetary claim of \$400.00 for the outstanding rent. I order that the landlord retain the deposit and interest (\$0.00) of \$400.00 satisfaction of the claim.

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: March 01, 2016

Residential Tenancy Branch

