



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Prudential Estates (RMD) Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Codes: MNR, MNDC, 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 attended the application.

Issues:

Is the landlord entitled to an Order for Possession and Monetary Order?

Service of Documents:

The landlord testified that he served the dispute resolution package by sending it to the tenant on November 25, 2016 by registered mail. Based on the evidence of the landlord I find that the tenant was deemed to have been served on November 30, 2016.

Background and Evidence:

The landlord testified that the tenancy began on May 21, 2016 with rent in the amount of \$ 1,000.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 500.00 on May 18, 2016. At the hearing the landlord advised that he discovered that the tenant had moved out on or about December 1, 2016, without paying any rent for October, November and December 2016. The landlord testified that the arrears were \$ 3,000.00.

Analysis:

The tenant has not paid all the outstanding rent. I find that the landlord has established a claim for unpaid rent totalling \$ 3,000.00 and the filing fee of \$ 100.00 totalling \$ 3,100.00.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 500.00 and I grant the landlord an order under section 67 for the additional balance due of **\$ 2,600.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and Order must be served on the tenant as soon as possible. I have dismissed the balance of the landlord's claims.

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: December 19, 2016

Residential Tenancy Branch