



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER EVICTION SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR OPR MNSD FF

Introduction:

Only the landlord attended the hearing and gave sworn testimony. He stated that the 10 Day Notice to End Tenancy dated October 3, 2016 to be effective October 15, 2016 was served personally and the Application for Dispute Resolution was served by registered mail. I find that the tenant was legally served with the documents according to sections 88 and 89 of the Act. The landlord stated the tenant had vacated on October 31, 2016 so an Order of Possession is no longer required. The landlord applies pursuant to the *Residential Tenancy Act* (the Act) for a monetary order pursuant to Section 67 and to recover the filing fee pursuant to Section 72.

Issue(s) to be Decided:

Is the landlord entitled to a Monetary Order for rental arrears and filing fee?

Background and Evidence:

Only the landlord attended and was given opportunity to be heard, to present evidence and to make submissions. The undisputed evidence is that the tenancy commenced September 1, 2015, a security deposit of \$450 was paid and rent is currently \$900 a month. It is undisputed that the tenant owes \$900 rent for October 2016. The landlord is claiming the rental arrears of \$900, to retain the security deposit to offset the amount owing and recover the filing fee. The tenant did not attend the hearing and filed no documents to dispute the amount owing.

On the basis of the documentary and solemnly sworn evidence presented at the hearing, a decision has been reached.

Analysis

Monetary Order

I find that there are rental arrears in the amount of \$900 for October 2016.

Conclusion:

I find the landlord is entitled to a monetary order as calculated below. I find the landlord is entitled to retain the security deposit to offset the rental amount owing and to recover filing fees paid for this application.

Calculation of Monetary Award:

Rent arrears October 2016	900.00
Filing fee	100.00
Less security deposit	-450.00
Total Monetary Order to Landlord	550.00

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 14, 2016

Residential Tenancy Branch