



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, MNDCL-S, FFL

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution filed under the *Residential Tenancy Act* (the "*Act*"), made on March 6, 2020. The Landlord applied for a monetary order for unpaid rent and utilities, permission to retain the security deposit and to recover the filing fee paid for the application. The matter was set for a conference call.

The Landlord attended the hearing and was affirmed to be truthful in their testimony. As the Tenants did not attend the hearing, service of the Notice of Dispute Resolution Hearing was considered. Section 59 of the *Act* states that the respondent must be served with a copy of the Application for Dispute Resolution and Notice of Hearing. The Landlord testified the Application for Dispute Resolution and Notice of Hearing had been sent to the Tenant by registered mail on March 7, 2020, a Canada Post tracking number was provided as evidence of service. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received five days later. I find that the Tenants have been duly served in accordance with the *Act*.

The Landlord was provided with the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Issues to be Decided

- Is the Landlord entitled to a monetary order for unpaid rent and utilities?
- Is the Landlord entitled to retain the security deposit?
- Is the Landlord entitled to the return for their filing fee for this application?

Background and Evidence

The tenancy agreement shows that the tenancy began on August 1, 2019, as a one-year fixed term tenancy, that rolled into a month to month tenancy at the end of the initial fixed term. The Landlord testified that rent in the amount of \$1,400.00 was to be paid by the first day of each month and that the tenants had paid a \$350.00 security deposit and a \$150.00 pet damage deposit (the “deposits”). The Landlord testified that the Tenants had not paid the full security deposit as agreed to in the tenancy agreement. The Landlord submitted a copy of the tenancy agreement into documentary evidence.

The Landlord testified that the tenants moved out of the rental unit on April 10, 2020.

The Landlord testified that the Tenants had not paid the rent for December 2019, as well as January, February, March, and April 2020, in the amount of \$7,000.00. The Landlord is requesting a monetary order for the outstanding rent.

The Landlord also testified the Tenants had not paid the utilities for this tenancy and required the payment of \$700.00 in an unpaid gas bill for this tenancy. The Landlord submitted a copy of the outstanding utility bill into documentary evidence.

Analysis

Based on the evidence before me, the testimony of these parties, and on a balance of probabilities that:

Section 26(1) of the *Act* states that a tenant must pay the rent when it is due under the tenancy agreement.

Rules about payment and non-payment of rent

26 (1) A tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the

tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.

(2) A landlord must provide a tenant with a receipt for rent paid in cash.

(3) Whether or not a tenant pays rent in accordance with the tenancy agreement, a landlord must not

(a) seize any personal property of the tenant, or

(b) prevent or interfere with the tenant's access to the tenant's personal property.

(4) Subsection (3) (a) does not apply if

(a) the landlord has a court order authorizing the action, or

(b) the tenant has abandoned the rental unit and the landlord complies with the regulations.

In this case, I accept the undisputed testimony of the Landlord that the rent has not been paid for December 2019 through April 2020, in the amount of \$7,000.00 and that there is an outstanding gas bill in the amount of \$700.00 for this tenancy. I find that the Tenants breached section 26 of the *Act* when they did not pay the rent and utilities as required under the tenancy agreement.

Therefore, I find that the Landlord has established an entitlement to a monetary award in the amount of \$7,700.00, comprised of \$1,400.00 in rent for December 2019, 1,400.00 in rent for January 2020, 1,400.00 in rent for February 2020, 1,400.00 in rent for March 2020, 1,400.00 in rent for April 2020, and \$700.00 in an unpaid gas bill. I grant permission to the Landlord to retain the security and pet damage deposits they are holding in partial satisfaction of this award.

Additionally, section 72 of the *Act* gives me the authority to order the repayment of a fee for an application for dispute resolution. As the Landlord has been successful in their application, I find that the Landlord is entitled to recover the \$100.00 filing fee paid for this hearing.

I grant the Landlord a monetary order of \$7,300.00, consisting of \$7,700.00 in outstanding rent and utilities, \$100.00 in the recovery of the filing fee for this hearing, less the \$350.00 security deposit and the \$150.00 pet damage deposit the Landlord is holding for this tenancy.

Conclusion

I find for the Landlord under sections 26, 65 and 72 of the Act. I grant the Landlord a **Monetary Order** in the amount of **\$7,300.00**. The Landlord is provided with this Order in the above terms, and the Tenants must be served with this Order as soon as possible. Should the Tenants fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial 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: July 3, 2020

Residential Tenancy Branch