



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding YLINE LIVING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, FFL

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("Act") for:

- a monetary order for money owed or compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("Regulation") or tenancy agreement, pursuant to section 67;
- authorization to retain the tenant's security deposit in partial satisfaction of the monetary order requested, pursuant to section 38; and
- an order authorizing the landlord the recovery of the filing fee for this application from the tenant pursuant to section 72.

The hearing was conducted via teleconference and was attended by the landlord. No one was in attendance on behalf of the tenant. The landlord submitted documentary evidence that the tenant was served notice of this application and this hearing by email on May 12, 2020 as per the Directors Order as a result of the COVID -19 pandemic. The landlord provided documentary evidence that the tenant received and replied to that email. Based on the submissions of the landlord, I find the tenant was served notice of this hearing, therefore I continued in the absence of the tenant.

Issue to be Decided

Is the landlord entitled to a monetary award for loss arising out of this tenancy?

Is the landlord entitled to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary award requested?

Is the landlord entitled to the recovery of the filing fee?

Background, Evidence

The landlord's undisputed testimony is as follows. The one-year fixed term tenancy began on May 1, 2019 but ended early on April 20, 2020. The monthly rent of \$1735.00 was due on the first of each month. The tenant paid a security deposit of \$842.50 which the landlord still holds. The landlord testified that the tenant moved out on April 20, 2020 without paying the rent for April. The landlord testified that he is seeking the recovery for the loss of rent of \$1735.00 along with the \$100.00 filing fee.

Analysis

Section 67 of the *Act* establishes that if damage or loss results from a tenancy, an Arbitrator may determine the amount of that damage or loss and order that party to pay compensation to the other party. **In order to claim for damage or loss under the Act, the party claiming the damage or loss bears the burden of proof.** The claimant must provide **sufficient evidence of the following four factors**; the existence of the damage/loss, that it stemmed directly from a violation of the agreement or a contravention of the *Act* on the part of the other party, the applicant must also show that they followed section 7(2) of the *Act* by taking steps to mitigate or minimize the loss or damage being claimed, and that if that has been established, the claimant must then provide evidence that can verify the actual monetary amount of the loss or damage. I address the landlords claim and my findings as follows.

The landlord provided extensive documentation, undisputed testimony, and documentation supporting the non payment of rent for April 2020. Based on the above I find that the landlord is entitled to the unpaid rent of \$1735.00 for April 2020. The landlord is also entitled to the recovery of the \$100.00 filing fee for a total award of \$1835.00.

Conclusion

The landlord has established a claim for \$1835.00. I order that the landlord retain the \$842.50 security deposit in partial satisfaction of the claim, and I grant the landlord an order under section 67 for the balance due of \$992.50. This order may be filed in the Small Claims 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: September 10, 2020

Residential Tenancy Branch