



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Capital Region Housing Corporation and  
[tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** *MNR, MNSD, MNDC, FF*

### **Introduction**

This hearing dealt with an application by the landlord pursuant to sections 67, 38 and 72 of the *Residential Tenancy Act*. The landlord applied for a monetary order for unpaid rent and for the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of her claim.

The landlord sent a copy of her application and the notice of hearing to the tenant by registered mail on August 21, 2020, to the address of the rental unit. The tenant was residing in the unit at that time. The landlord provided a tracking number.

Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to a monetary order for unpaid rent and for the filing fee? Is the landlord entitled to retain the security deposit?

### **Background and Evidence**

The landlord testifies that the tenancy started on January 01, 2020 and ended on September 01, 2020. Prior to moving in the tenant paid a security deposit of \$875.00.

The landlord testified that the tenant failed to pay full rent for July 2020 and owed \$750.00 in outstanding rent. The tenant also failed to pay rent for August 2020 in the amount of \$1,750.00. The tenant moved out without paying the outstanding rent. The landlord filed a copy of a rent ledger that indicates that the tenant owed a total of \$2,530.00 which consists of \$750.00 for July 2020, \$1,750.00 for August 2020 and \$30.00 for a parking fee.

### **Analysis**

Based on the undisputed testimony of the landlord and the documents filed into evidence, I find that the landlord has proven her monetary claim. I also find that the landlord is also entitled to recover the filing fee for this application.

Overall, the landlord has established a claim of \$2,630.00. I order that the landlord retain the security deposit of \$875.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$1,755.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord a monetary order for **\$1,755.00**.

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 08, 2020

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Residential Tenancy Branch