



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, FFL
Introduction

The landlord applies for a monetary award for unpaid rent and recovery of the filing fee.

Both parties attended the hearing, the landlord by its agent WM and the tenant by its representative JE, and were given the opportunity to be heard, to present sworn testimony and other evidence, to make submissions, to call witnesses and to question the other. Only documentary evidence that had been traded between the parties was admitted as evidence during the hearing.

WM for the landlord testified that \$35,000.00 of rent, as particularized in the filed Monetary Order Worksheet, was owed by the tenant for unpaid rent between the months April to the end of the tenancy October 19, 2020.

JE for the tenant acknowledged the indebtedness.

As a result I award the landlord \$35,000.00 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$4250.00 security deposit and the \$2125.00 pet damage deposit in reduction of the amount awarded. The landlord will have a monetary order against the tenant for the remainder of \$28,725.00.

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: February 08, 2021

Residential Tenancy Branch