



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Hollyburn Estates Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** MND, MNR, FF

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for orders as follows:

1. A monetary order pursuant to Section 67; and
2. An Order to recover the filing fee pursuant to Section 72.

I accept that the tenants were properly served with the Application for Dispute Resolution hearing package sent by registered mail on March 15, 2013.

The tenants did not appear. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

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

### **Issue(s) to be Decided**

Is the landlord is entitled to monetary order sought?

### **Background and Findings**

#### **Monetary Order**

The landlord submits that there was a fixed term tenancy ending October 31, 2013 however the tenant vacated on February 27, 2013. The landlord testified that they were able to re-rent the premises as of March 8, 2013 and they are seeking pro-rated rent in the amount of \$318.78 for the period March 1 to 7, 2013. The landlord holds a security

deposit of \$620.00 paid October 4, 2011 and is seeking to deduct this sum from that deposit.

Based on the undisputed evidence of the landlord I will allow the landlord's claims.

***Filing Fees***

I find that the landlord is entitled to recover the filing fees paid for this application.

***Calculation of total Monetary Award***

Monetary Award as claimed	\$318.78
Filing Fees for the cost of this application	50.00
Total Monetary Award	\$368.78
Less Security Deposit held by Landlord – no interest accrued	-620.00
Balance remaining to be returned to tenant	\$251.22

**Conclusion**

The tenant is provided with a formal copy of an order for the total monetary award as set out above. This is a final and binding Order as any Order of the Provincial Court of British Columbia.

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: June 06, 2013

---

Residential Tenancy Branch

