Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail January 9, 2014, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on February 1, 2013 and ended on November 15, 2013. The tenants were obligated to pay $2200.00 per month in rent in advance and at the outset of the tenancy the tenants paid a $1100.00 security deposit.

 I address the landlord's claims and my findings around each as follows.

Landlords Claim – The landlord is seeking $6050.00 in unpaid rent. The landlord stated that the tenants began to fall behind in rental payments in July 2013. The landlord issued a notice to end tenancy for unpaid rent on November 3, 2013.The landlord provided documentation to support that claim. Based on the above I find that the landlord is entitled to $6050.00 in unpaid rent.

The landlord is also entitled to the recovery of the $50.00 filing fee.

Conclusion

The landlord has established a claim for $6100.00. I order that the landlord retain the $1100.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of $5000.00. 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: April 24, 2014

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Residential Tenancy Branch