



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR MNDC FF

Introduction

This hearing dealt with the landlord's monetary claim.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that she served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on April 18, 2016. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I found that the tenant was deemed served with notice of the hearing on April 23, 2016, and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began in September 2013. Rent in the amount of \$2,500.00 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$1,200.00. The tenancy ended on March 31, 2016.

The landlord stated that the tenants did not pay rent for March 2013, and they owed \$500.00 in outstanding utilities. The landlord claimed compensation of \$3,000.00.

Analysis

Based on her testimony, I find that the landlord is entitled to her claim of \$3,000.00.

As the landlord's application was successful, she is also entitled to recovery of the \$100.00 filing fee for the cost of this application.

Conclusion

The landlord is entitled to \$3,100.00. I order that the landlord retain the security deposit of \$1,200.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1,900.00. 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: October 25, 2016

Residential Tenancy Branch