



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, FF

Introduction

This hearing dealt with an application by the landlord pursuant to section 67 and 72 of the *Residential Tenancy Act*. The landlord applied for a monetary order for unpaid rent and the filing fee.

The landlord testified that the notice of hearing and evidence package was served on the tenant on July 10, 2020 by registered mail. 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 to recover unpaid rent and the filing fee?

Background and Evidence

The tenancy started on February 01, 2014. The monthly rent is \$960.00 due in advance on the first of each month. The tenant is also required to pay a parking fee of \$25.00. Prior to moving in the tenant paid a security deposit of \$412.50.

The landlord testified that the tenant failed to pay rent that was due on July 01, 2020. The tenant received a pandemic housing benefit in the amount of \$300.00 which was sent directly to the landlord. The remainder of the rent in the amount of \$660.00 plus \$25.00 for parking was not paid by the tenant.

The landlord testified that the tenant moved out of the rental unit on July 24, 2020 without paying outstanding rent. The landlord has filed copies of a rent ledger to support her monetary claim

The landlord is applying for a monetary order in the amount of \$685.00 for unpaid rent and parking for the month of July 2020 plus \$100.00 for the filing fee. The landlord also requested to retain the security deposit in partial satisfaction of her claim.

Analysis

Based on the undisputed sworn testimony of the landlord, the documents filed into evidence and in the absence of evidence to the contrary, I accept the landlord's evidence in respect of the claim.

I find that the landlord is entitled to her monetary claim of \$685.00 for unpaid rent and parking fees. Since the landlord has proven her case, I grant her the recovery of the filing fee of \$100.00 for a total established claim of \$785.00.

I order that the landlord retain the security deposit of \$412.50 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 \$372.50. 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 **\$372.50**.

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 30, 2020

Residential Tenancy Branch