



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## Decision

Dispute Codes      OPR, MNR, FF

### Introduction

This matter dealt with an application by the landlord for an order of possession and for a monetary order for unpaid rent.

At the commencement of the hearing, the agent for the landlord advised that the tenant had vacated the premises on or about the beginning of September and as such, an order of possession was no longer required.

The tenant did not appear at the hearing. The agent advised that the tenant had been served notice of this hearing and the application for dispute resolution via registered mail that had been sent on September 5, 2008. Service via mail is deemed to be complete 5 days after the item is mailed, and I am satisfied that the tenant was served effective September 10, 2008.

### Issues(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent and if so, in what amount?

### Background and Evidence

The agent stated that the tenancy commenced in November 2007 at a monthly rent payable of \$1260.00. The current monthly rent is \$1290.00 per month payable on the 15th of the month.

The agent gave evidence that the rent has not been paid for the period from July 15 to September 15, for a total of \$2580.00. In addition the landlord seeks to recover the \$50.00 filing fee for the cost of this application.

### Analysis

I accept the evidence of the landlord's agent that rent is owing and that the total monetary order sought is \$2630.00, which includes the filing fee. The landlord does not hold a security deposit from which to offset any monetary order.



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## Conclusion

I make a monetary order for the landlord in the amount of \$2630.00. The order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: September 30, 2008

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Dispute Resolution Officer