



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: OPR MNR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. At the outset of the hearing the landlord indicated that the tenant appeared to have abandoned the rental unit, and on that basis the landlord withdraws the portion of their application regarding the order of possession. The landlord also sought to amend their application to remove the name of the second respondent as that person was not a tenant of the rental unit in question. I have accordingly amended the application to remove the name of the second respondent. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on August 20, 2008, the tenant did not participate in the conference call hearing.

The evidence of the landlord was as follows. The tenant failed to pay rent of \$760 in the month of August 2008 and on August 5, 2008 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant appeared to have abandoned the rental unit by the end of August 2008.

I find that the landlord has established a claim for \$760 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee. I grant the landlord an order under section 67 for the balance due of \$810. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 15, 2008.