

Dispute Resolution Services

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

DECISION

Dispute Codes: OPR, OPB, MNR, FF

This hearing dealt with an application by the landlord for a monetary order for unpaid rent. Despite having been served with the application for dispute resolution and notice of hearing in person on September 12, 2008, the tenant did not participate in the conference call hearing.

On May 26, 2008, the landlord and tenant signed a tenancy agreement. The tenancy began on June 1. Since the landlord was travelling abroad, the tenant was to deposit a security deposit of \$400.00 and the monthly rents into the landlord's bank account. The tenant failed to pay the security deposit or the rents for June, July, August and September. On September 3, the landlord returned to find the tenant to have abandoned the rental unit and left the keys with a neighbour in the building. Since then, the landlord has re-rented the rental unit for October 1.

Based on the landlord's undisputed testimony, I find that he has established a claim for \$3300.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I grant the landlord an order under section 67 for \$3350.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated October 27, 2008.
