



Dispute Resolution Services

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

DECISION

Dispute Codes: MNR FF

Introduction

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

The landlord appeared at the hearing which was held via teleconference, but there was no appearance by the tenant. The landlord provided evidence by way of a Canada Post registered mail tracking number, that the tenant had been sent the required documents on September 24, 2008. The tenant has refused the registered mail, but the documents are deemed served 5 days after being mailed. I am satisfied that the tenant has been served as required and as such that the hearing would proceed without the tenant.

Issue(s) to be Decided

Is the tenant entitled to a monetary order, and if so, in what amount?

Background and Evidence

The landlord advised that the tenant gave notice to vacate on July 1, 2008 and vacated the rental unit on July 31, 2008. The tenant did not pay the rent of \$650.00 for the month of July. On July 22, 2008 the tenant gave the landlord a cheque for the \$650.00, but the cheque was returned by the bank for insufficient funds.

The landlord seeks to recover the unpaid rent of \$650.00, a \$5.00 NSF fee and the \$50.00 fee for the filing of this application.

Analysis

I am satisfied based upon the evidence of the landlord at the hearing, that the landlord has established a claim for \$705.00.

Conclusion

I grant the landlord a monetary order in the amount of \$705.00. The order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: November 3, 2008