



# Dispute Resolution Services

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

## Decision

**Dispute Codes:** MNR OPR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been served with the application for dispute resolution and notice of hearing in person on November 13, 2008, the tenants did not participate in the conference call hearing.

At the outset of the hearing, the landlord said that the tenants moved out of the rental unit on December 1. The landlord therefore withdrew her application for an order of possession.

On October 20, 2007, the landlord collected a security deposit from the tenants in the amount of \$212.50. The tenancy began on the same day. Rent in the amount of \$425.00 is payable in advance on the first day of each month. The tenants failed to pay rent in the month of November, 2008 and on November 4, the landlord served the tenants with a notice to end tenancy for non-payment of rent.

The landlord is seeking recovery of the November rent in the amount of \$425.00. Based on the landlord's testimony, I find that the landlord has established a claim for \$425.00 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 the balance due of \$475.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 04, 2008