



# 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 hearing dealt with the landlord's application for a monetary claim due to non-payment of rent by the tenants. Although the tenants were served with notice of this hearing and application by registered, they did not appear for the hearing. I proceeded with the hearing in the tenants' absence.

### Issue to be Determined:

Is the landlord entitled to a monetary Order due to non-payment of rent?

### Background and Evidence:

This tenancy began on February 1, 2008 for the monthly rent of \$485.00. The tenants paid a security deposit of \$235.00 on February 1, 2008. On August 2, 2008 the tenants gave notice to end the tenancy effective August 31, 2008. The tenants failed to pay the rent of \$485.00 for that month.

The landlord provided copies of letters sent to the tenants regarding the outstanding rent and copies of letters the tenants provided indicating when they would pay the outstanding rent. To date the tenants have failed to pay the sum owed to the landlord.

### Analysis:

I grant the landlord's application for a monetary claim due to non-payment of rent. The tenants have breached the tenancy agreement by failing to pay the rent and have failed to honour their agreement to pay the outstanding rent.

I also amend the landlord's application to include the request to recover the \$50.00 filling fee paid for this application. As the tenants have failed to honour their agreement to pay the outstanding rent the landlord has had to make an application for dispute resolution to seek the amount owed.

### Conclusion:

I grant the landlord's application for a monetary Order for the sum of **\$535.00** comprised of the \$485.00 outstanding rent from August 2008 plus the \$50.00 filling fee paid for this application. This Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

Dated December 11, 2008.

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Dispute Resolution Officer