



Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: MNR & FF

Introduction:

This hearing dealt with the landlord's application for a monetary claim related to non-payment of rent by the tenants. Both parties appeared for the hearing and were provided the opportunity to be heard and respond to the evidence of the other party.

Issue to be Determined:

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

Background and Evidence:

This tenancy began on February 15, 2008 for the monthly rent of \$1,100.00 and a security deposit of \$550.00. The tenants failed to pay the rent for half of April 2008, May and June 2008 for the sum of \$2,800.00 including the recovery of a previous filling fee paid by the landlord for dispute resolution. The tenants do not dispute that they owe the landlord this money, but have been unable to honour their previous commitments to make payments.

Analysis:

The landlord's application is granted. The tenants breached the tenancy agreement by failing to pay rent and have conceded their debt to the landlord. Therefore, I grant the landlord a monetary Order for the sum of **\$2,800.00**.

Conclusion:

The landlord's application is granted pursuant to section 67 of the *Act*.

Dated January 16, 2009.

Dispute Resolution Officer