

Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: OPR, MNR, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for orders as follows:

- An order of possession pursuant to Section 55;
- A monetary order to recover unpaid rent pursuant to Section 67;
- An order to recover the cost of filing the Application for Arbitration pursuant to Section 72.

The notice of hearing dated February 18, 2009 was served to the tenant on February 18, 2009, by registered mail. Despite having been served the notice of hearing, the tenant did not attend the hearing.

The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

At the start of the hearing, the landlord stated that the tenant had moved out on or about March 31, 2009 and therefore the landlord withdrew her application for an order of possession. The tenant did not leave a forwarding address.

Issues to be decided

Is the landlord entitled to a monetary order to recover unpaid rent and the filing fee?

Background and Evidence

The landlord testified that the tenancy started on March 01, 2004. The monthly rent was \$741.00 due in advance on the first day of the month.

The tenant failed to pay rent for February 2009 and on February 03, 2009, the landlord served the tenant with a ten day notice to end tenancy. On February 18, the landlord applied for an order of possession and for unpaid rent.

The tenant moved out at the end of March without paying rent for March. The landlord is claiming rent for February and March in the amount of \$1482.00.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. I find that the landlord is entitled to rent for the months of February and March 2009, in the amount of \$1482.00. I also find that the landlord is entitled to the filing fee of \$50.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for \$1532.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order in the amount of **\$1532.00**

Dated April 09, 2009.

Dispute Resolution Officer