



# Dispute Resolution Services

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

## Decision

Dispute Codes: MNR

## Introduction

This matter dealt with an application by the Landlord for a Monetary Order for unpaid rent. The Landlord said he served the Tenants in person on a week day during the first week of February, 2009 with a copy of the Application and Notice of Hearing. I find pursuant to s. 89 of the Act that the Tenants were properly served with the Landlord's hearing package and the hearing proceeded in their absence.

## Issue(s) to be Decided

1. Are there arrears of rent and if so, how much?

## Background and Evidence

This tenancy started on April 1, 2004 and ended on January 31, 2007. Rent was \$800.00 per month until August 1, 2004 when it was reduced to \$600.00 per month. The Tenants paid a security deposit of \$400.00 at the beginning of the tenancy.

The Landlord provided a list of payments made by the Tenants which he claimed was based on duplicate receipts for payment. According to the list, the Tenants did not pay rent for August, September and October, 2004, for all of 2005, for January, February, May, June and October of 2006 and for January of 2007. The Landlords' records (which include the rent receipts) also show that the Tenants did not pay rent in full for other months. The Landlord claimed he tried to give the Tenants time to pay the arrears after the tenancy ended but they had not paid any of them by the time he filed his application.

## Analysis

According to the Landlord's documents, the Tenants are in arrears of rent of \$14,150.00 rather than the amount of \$12,950.00 he has claimed on his application. In the absence of any evidence from the Tenants to the contrary, I find the Landlord is entitled to compensation of \$14,150.00 for unpaid rent.

### Conclusion

A monetary order in the amount of **\$14,150.00** has been issued to the Landlord and a copy of it must be served on the Tenants. If the amount is not paid by the Tenants, the Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an order of that court.