



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      MNR, FF

### Introduction

This matter dealt with an application by the Landlord for a monetary order for unpaid rent as well as to recover the filing fee for this proceeding.

The Landlord served the Tenant in person on February 24, 2009 with a copy of the application and notice of hearing. I find that the Tenant was served as required by s. 89 of the Act and the hearing proceeded in her absence.

### Issues(s) to be Decided

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

### Background and Evidence

This tenancy started on April 1, 2008 and ended on January 6, 2009. Rent was \$1,500.00 per month payable on the 1<sup>st</sup> day of each month. The Landlord claimed that the Tenant is in arrears of rent for October, November and December, 2008 and January, 2009. The Landlord said he was able to re-rent the rental unit for January 15, 2009 and received \$600.00 for that month from the new tenant. The Landlord said the Tenant made a payment of \$1,000.00 in late November, 2008.

### Analysis

In the absence of any evidence from the Tenant to the contrary, I find that the Landlord is entitled to recover rent arrears of \$1,500.00 for October and December, 2008, \$500.00 for November, 2008 and \$900.00 for January, 2009. I also find that the Landlord is entitled to recover his \$50.00 filing fee for this proceeding.

### Conclusion

A monetary order in the amount of **\$4,450.00** has been issued to the Landlord and a copy of it must be served on the Tenant. If the amount is not paid by the Tenant, the



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Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an order of that court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 11, 2009.

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Dispute Resolution Officer