



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 and utilities as well as to recover the filing fee for this proceeding.

Issues(s) to be Decided

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

Background and Evidence

This fixed term tenancy started on June 1, 2008 and was to expire on May 31, 2009 however it ended on March 31, 2009 when the Tenant moved out. Rent was \$2,850.00 per month plus 2/3 of the utilities for the rental property. The Parties agree that the Tenant is in arrears of rent for March 2009 in the amount of \$2,850.00 and for utilities for January, February and March, 2009 in the total amount of \$415.00.

Analysis

Based on the undisputed evidence of the Landlord, I find that she has made out a claim for unpaid rent and utilities in the total amount of \$3,265.00. As the Landlord has been successful in this matter, I also find that she is entitled to recover the \$50.00 filing fee for this proceeding.

Conclusion

A monetary order in the amount of **\$3,315.00** 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 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: June 18, 2009.

Dispute Resolution Officer