



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR & FF

Introduction

Some written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on June 16, 2009, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for a monetary order for outstanding rent totalling \$8,000.00. The applicant is also requesting an order that the respondent bear the \$100.00 cost of the filing fee paid for this Dispute Resolution hearing.

Background and Evidence

The applicant testified that:

- The tenants signed a one-year tenancy agreement agreeing to pay \$2000.00 per month in rent.
- The tenants lived in the rental unit for six months; however they only paid for two months rent.
- The tenants also failed to pay any security deposit.



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The applicants are therefore requesting an order that the respondent's pay the \$8,000.00 in outstanding rent, and the \$100.00 filing fee that the applicants paid for today's hearing.

Analysis

It is my finding that the tenants do owe 4 months rent at \$2000.00 per month for a total of \$8,000.

Therefore since the landlords have been unable to collect this rent from the tenants I allow this full claim.

Conclusion

I have issued an order for the respondent's to pay \$8,100.00 to the applicant.

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: September 23, 2009.

Dispute Resolution Officer