



# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MND, MNR, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. The landlord presented evidence showing that the tenant had been served with the application for dispute resolution and notice of hearing by registered mail on September 30 and the tenant refused the letter. The tenant did not appear at the hearing. I determined that the tenant was properly served with the documents in accordance with the Act and the hearing proceeded in her absence.

### Issues(s) to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed testimony is as follows. The tenant was obligated to pay \$524.00 per month in rent and failed to pay \$124.00 of that rent in the month of August and paid no rent whatsoever in September. The tenant vacated the rental unit on September 13. The tenant also failed to pay \$18.78 of the cost of repairs to a screen, although she did pay a substantial portion of those costs. The landlord had originally sought to recover one full month of lost income for September but at the hearing advised that she only wished to recover lost income for the 13 days the tenant was in the rental unit in September as well as the arrears for August, the unpaid screen repairs and the filing fee paid to bring this application.

Analysis

I accept the landlord's undisputed testimony and find that the landlord has established a claim for \$419.85 which represents \$124.00 in rental arrears for August, \$227.07 in lost income for September, \$18.78 for screen repairs and the \$50.00 filing fee.

Conclusion

I grant the landlord a monetary order under section 67 for \$419.85. This order may be filed in the Small Claims Division of the Provincial Court 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: December 16, 2009

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