



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

This matter dealt with an application by the Landlord for a Monetary Order for unpaid rent and to recover the filing fee for this proceeding. At the beginning of the hearing, the Landlord withdrew his application for an Order of Possession.

Issues(s) to be Decided

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

Background and Evidence

This tenancy started on June 30, 2007. From August 1, 2008 to July 31, 2009, pad rent was \$696.00 per month. On August 1, 2009, the Tenants' pad rent was increased to \$722.00. The Parties agree that the Tenants currently have rent arrears to and including December 2009 of \$4,467.00. The Landlord also seeks to recover 17 late payment fees of \$25.00 pursuant to a term of the tenancy agreement to that effect.

Analysis

I find that the Landlord is entitled to recover rent arrears of \$4,467.00, late payment fees of \$425.00 and the \$100.00 filing fee he paid for this proceeding.

Conclusion

A Monetary Order in the amount of **\$4,992.00** 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. 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 18, 2009.

Dispute Resolution Officer