



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

### Dispute Codes:

OPR, MNR

### Introduction

This hearing was scheduled in response to the Landlord's Application for Dispute Resolution, in which the Landlord has made application for an Order of Possession for Unpaid Rent and a monetary Order for unpaid rent. At the hearing the Agent for the Landlord withdrew the application for an Order of Possession, as the rental unit has been vacated. At the hearing the Agent for the Landlord corrected the name of the Landlord, which had been entered incorrectly on the Application for Dispute Resolution, and the correct name appears on this Decision and Order.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present relevant oral evidence, to ask relevant questions, and to make relevant submissions to me.

This hearing commenced at 10:00 a.m.; the Tenant was disconnected from the teleconference at 10:10 a.m., at which time the hearing was suspended; and by 10:15 a.m. the Tenant had not dialed back into the conference call, at which time the hearing was concluded. This decision was based on information provided to me prior to the Tenant exiting the hearing.

### Issue(s) to be Decided

The issue to be decided are whether the Landlord is entitled to a monetary Order for unpaid rent, pursuant to section 67 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The Agent for the Landlord and the Tenant agree that this tenancy began on April 01, 2009; that the Tenant is required to pay monthly rent of \$1,580.00 on the first day of each month; that the tenancy ended on December 31, 2009; and that the Tenant owes \$790.00 in unpaid rent.

### Analysis

Based on the undisputed evidence, I find that the Tenant entered into a tenancy agreement with the Landlord that requires the Tenant to pay monthly rent of \$1,580.00 on the first day of each month and that the Tenant did not pay \$790.00 in rent that was due to the Landlord during this tenancy. Section 26(1) of the *Act* requires tenants to pay rent to their landlord and I therefore find that the Tenant must pay \$790.00.00 in outstanding rent to the Landlord.

### Conclusion

I find that the Landlord has established a monetary claim, in the amount of \$790.00, in compensation for unpaid rent and I grant the Landlord a monetary Order for that amount. In the event that the Tenant does not comply with this Order, it may be served on the Tenant, filed with the Province of British Columbia Small Claims 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: January 25, 2010.

---

Dispute Resolution Officer