

Decision

Dispute Codes: MNR, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order as compensation for unpaid rent / compensation for damage or loss under the Act, regulation or tenancy agreement / and recovery of the filing fee. The landlord's agent participated in the hearing and gave affirmed testimony.

Despite being served by way of registered mail with the application for dispute resolution and notice of hearing, the tenant did not appear.

Issues to be decided

- Whether the landlord is entitled to any of the above under the Act, regulation or tenancy agreement

Background and Evidence

Pursuant to a written tenancy agreement, the month-to-month tenancy began on March 1, 2009. Rent in the amount of \$832.00 for any given month, was payable in advance on the last day of the preceding month. A security deposit of \$416.00 was collected on or about February 23, 2009. A move-in condition inspection and report were completed by the parties near the outset of tenancy.

Arising from rent for April 2010 which was unpaid when due on March 31, 2010, the landlord issued a 10 day notice to end tenancy for unpaid rent dated April 1, 2010. A copy of the notice was submitted into evidence. The notice is shown as having been served on the tenant by way of posting on his door. Subsequently, the tenant made no payment towards rent and vacated the unit on or about April 10, 2010. The landlord's agent testified that the tenant left the unit in clean condition, left the keys in the unit, as well as a piece of paper showing his forwarding address. Thereafter, on May 3, 2010,

the tenant met with the landlord's agent in order to sign the move-out condition inspection report.

The landlord's agent testified that advertising for new renters got underway immediately after the point at which the tenant informed the landlord's agent that he had vacated the unit which, as previously stated, was on or about April 10, 2010. New renters were found for the unit effective at the beginning of May 2010.

Analysis

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the landlord has established a claim of \$907.00. This is comprised of \$832.00 in unpaid rent for April 2010 / a fee of \$25.00 assessed for late payment of rent pursuant to a specific provision in the tenancy agreement / in addition to the \$50.00 filing fee.

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of \$907.00. Should it be necessary, this order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

DATE: August 20, 2010

Dispute Resolution Officer