



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes:

MNR, FF

Introduction

This hearing was convened to deal with the landlord's application for a monetary order against the tenant seeking \$590.00 partial rent still owed for March 2010, \$750.00 rent owed for April 2010, \$750.00 rent owed for June, 2010 and \$750.00 rent owed for July 2010. The landlord had already received a monetary order for rent owed for May 2010 at a previous dispute resolution hearing.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on July 22, 2010, the tenant did not appear.

Issue(s) to be Decided

The issue to be determined, based on the testimony and evidence, was whether or not the landlord was entitled to monetary compensation for rental arrears owed.

Background and Evidence

The landlord testified that the tenancy began on December 1, 2008 with rent of \$750.00 per month. The landlord testified that the tenant fell in default in rent payments owed for several months and the landlord was seeking a monetary order claiming accrued rental arrears in the amount of \$2,840.00. The landlord provided evidence that included a copy of the previous dispute resolution decision in which it was found that the tenant failed to pay full rent from March 2010 until July 2010. The landlord was also seeking the \$50.00 paid for filing the application. The tenant's security deposit had already been credited to the tenant in the previous hearing decision.

Analysis

Based on the testimony of the landlord, I find that the tenant owed rent for the months in question and has not paid the outstanding rent. Given the above, I find that the landlord has established a total monetary claim of \$2,890.00 comprised rent of \$2,840.00 in accrued rental arrears and the \$50.00 fee paid by the landlord for this application.

Conclusion

I hereby grant the Landlord an order under section 67 for \$2,890.00. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) 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 2010.

Dispute Resolution Officer