



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This was an application by the landlord for a monetary order and an order for possession. The hearing was conducted by conference call. The landlord's representative participated in the hearing. The tenant did not call in and did not participate although he was served with the application for dispute resolution and Notice of Hearing sent by registered mail on November 23, 2010

Issues(s) to be Decided

Is the landlord entitled to an order for possession?

Is the landlord entitled to a monetary order for unpaid rent and if so in what amount?

Background and Evidence

The tenancy began on March 15, 2008 with monthly rent in the amount of \$825.00. The tenant paid a security deposit of \$412.50 at the commencement of the tenancy. As of September, 2010 the rent was increased from \$855.00 to \$875.00. The tenant failed to pay rent for November and the landlord issued a 10 day Notice to End Tenancy for unpaid rent on November 8, 2010. The Notice was served on the tenant by posting to the door of the rental unit on November 8 2010. The landlord was granted an order for possession on November 8, 2010 upon the tenant's failure to attend his application to cancel a Notice to End Tenancy

The landlord's representative testified that the tenant did not pay rent for October or November in the amount of \$875.00 per month. She testified that the tenant also owes the sum of \$155.00 as unpaid rent for the month of April, 2010. The landlord's representative testified that the tenant moved out in November without giving notice or providing a forwarding address.

Analysis and Conclusion

I find that the landlord has established a claim for unpaid rent totalling \$1,905.00 for the months of April, 2010, and November and December, 2010. The landlord is entitled to recover the \$50.00 filing fee for this application for a total claim of \$1,955.00. I order that the landlord retain the deposit and interest of \$417.44 and I grant the landlord an order under section 67 for the balance due of \$1,537.56. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 13, 2010.
