

DECISION

Dispute Codes MNR, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the landlord only. The tenant did not attend.

The tenant provided confirmation that he served the tenant with notice of this hearing via registered mail. Section 90 of the *Residential Tenancy Act (Act)* states a document sent by mail is deemed served on the 5th day after it is mailed.

Based on the testimony of the landlord, I find that the tenant has been served with the notice of this hearing.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Act*.

Background and Evidence

The tenancy began in October 2007 as a month to month tenancy for a monthly rent of \$525.00 due on the 1st of each month and a security deposit of \$262.50 was paid. The tenancy ended in October 2009.

The landlord testified that the tenant had been struggling with paying rent for some time and that eventually she did not pay the full rent for the months of July, August, September, and October 2009. The landlord further testified that despite the tenant acknowledging the debt in writing by signing a payment schedule the tenant has only made one payment to the landlord of \$50.00 on February 20, 2010.

The landlord seeks rent in the amount of \$1,850.00 broken down as \$325 for July, 2009; \$525.00 for each of August, September, and October 2009 less the \$50.00 payment as noted above.

Analysis

In the absence of any evidence or testimony from the respondent tenant, I accept the landlord's testimony and find the tenant is responsible for the payment of rent describe above in the amount of \$1,850.00.

Conclusion

I find that the landlord is entitled to monetary compensation pursuant to Section 67 and I grant a monetary order in the amount of **\$1,900.00** comprised of \$1,850.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant 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: February 23, 2011.

Residential Tenancy Branch