



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes:

MNR, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent and the filing fee.

The landlord served the notice of hearing on the tenant by registered mail on November 10, 2010, to the forwarding address provided by the tenant. The landlord filed a tracking number. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for unpaid rent and for the filing fee?

Background and Evidence

The landlord testified that the tenancy started on June 01, 2003. The monthly rent was \$840.00.00 payable on the first day of each month. On July 01, 2010, the rent increased to \$866.00.

The landlord stated that the tenant failed to pay rent for several months in 2010. On July 06, 2010; the landlord served the tenant with a ten day notice to end tenancy. On July 20, 2010, the tenant returned the keys to the landlord by express post. The tenant included her forwarding address inside the package.

The tenant owes \$840.00 per month for the months of January, February, March, May and June of 2010 for a total of \$4,200.00. The tenant also owes \$866.00 for July.

The total unpaid rent is \$5,066.00. The landlord filed a financial statement showing the amount owing on the tenant's account. The landlord is also applying for the recovery of the filing fee of \$100.00.

Analysis

Based on the undisputed testimony of the landlord, and in the absence of any contradictory evidence from the tenant, I find that the tenant owes the landlord \$5,066.00 in unpaid rent. Since the landlord has proven his case, he is also entitled to the filing fee of \$100.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the total amount of \$5,166.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order for **\$5,166.00**.

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: March 11, 2011.

Residential Tenancy Branch