



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

Decision

Dispute Codes: MNR, OPR, MNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent dated March 13, 2011 and a monetary order for rent and late fees owed.

Although served in person with the Application for Dispute Resolution and Notice of Hearing on April 14, 2011, the tenant did not appear.

At the outset of the hearing the landlord advised that the tenant had paid all but \$15.00 of the arrears and the landlord is no longer seeking an order of possession to end the tenancy.

Issue(s) to be Decided

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

Background and Evidence

The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy, a copy of the resident ledger and a copy of the tenancy agreement. The landlord testified that the tenancy began on April 1, 2010 and the rent is \$695.00. The landlord testified that the tenant will not be vacating the unit as she has paid most of the arrears owed. The landlord is only seeking a monetary order for the remaining arrears and the \$50.00 cost of filing.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent by posting it on the door and subsequently paid some of the arrears. I find that the landlord has established a total monetary claim of \$65.00 comprised of \$15.00 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 \$65.00. 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: April 2011.

Residential Tenancy Branch