



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been personally served with the application for dispute resolution and notice of hearing on May 20, the tenant did not participate in the conference call hearing.

At the hearing the landlord advised that the tenant had vacated the rental unit. As an order of possession is no longer required, I consider that claim to have been withdrawn.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord testified that the tenant was obligated to pay \$900.00 per month in rent and an additional \$170.00 each month for natural gas. The tenant failed to pay rent in the months of April and May and failed to pay for gas in May.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to pay rent in April and May and failed to pay for natural gas in May. I find that the landlord is entitled to recover the \$1,970.00 claimed as well as the \$50.00 filing fee paid to bring his application.

Conclusion

I have awarded the landlord \$2,020.00 and I grant the landlord a monetary order under section 67 for that sum. This order may be filed in the Small Claims Division of the Provincial Court 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: June 08, 2011

Residential Tenancy Branch