



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *OPR, MNR, MNSD, FF*

Introduction

This hearing dealt with an application by the Landlord for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of her monetary claim.

The notice of hearing was served on the tenant on June 27, 2011, by registered mail. The landlord provided 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.

The tenant moved out sometime in early July leaving the suite in an unclean condition. Since the tenant moved out, the landlord's application for an order of possession was not relevant and accordingly dismissed.

During the hearing, the landlord stated that she was in the process of restoring the unit to a condition in which it could be rented. The landlord withdrew her application to retain the security deposit with a request to make application at a later date. Therefore, the portion of the landlord's to retain the security deposit is dismissed with leave to reapply.

Accordingly, this hearing only dealt with the landlord's application for a monetary order for unpaid rent and the filing fee.

Issues to be decided

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

Background and Evidence

The tenancy started August 01, 2006. The rent is \$692.00 due on the 1st of the month. The tenant failed to pay rent for June 2011 and on June 02, 2011; the landlord served the tenant with a ten day notice to end tenancy. The tenant moved out sometime in early July 2011, without informing the landlord. The landlord stated that the unit is currently vacant due to work that is being carried out, to restore the unit to a condition in which it can be rented.

The landlord is applying for a monetary order for rent owed for June (\$692.00), July (\$692.00) and the filing fee (\$50.00) for a total of \$1,434.00.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. I find that the landlord is entitled to \$1,384.00 for unpaid rent. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$50.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of \$1,434.00. 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 in the amount of **\$1,434.00**

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: July 20, 2011.

Residential Tenancy Branch