



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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's agent only. The tenant did not attend.

The landlord's agent testified the tenant was served with notice of this hearing on March 28, 2011 when it was posted on the rental unit door prior to the tenant vacating the rental unit on March 31, 2011. The landlord's agent testified that she saw the tenant coming and going from the rental unit up until March 31, 2011.

Based on the landlord's testimony, I find that the tenant has been sufficiently served with the Dispute Resolution Direct Request Proceeding documents pursuant to the *Residential Tenancy Act (Act)*.

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 26, 67, and 72 of the *Act*.

Background and Evidence

The landlord's agent testified the tenancy began on September 1, 2010 for a 1 year fixed term tenancy with a monthly rental of \$1,095.00 due on the 1st of each month and that a security deposit of \$547.50 was paid.

The agent testified the tenancy ended when the tenant vacated the rental unit on March 31, 2011 and the rent cheque the tenant provided for the month of March, 2011 was returned as insufficient funds.

Analysis

In the absence of any contrary evidence or testimony provided by the tenant, I accept the landlord's testimony that the tenant failed to pay the full month rent for the month of March 2011.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and I grant a monetary order in the amount of **\$1,145.00** comprised of \$1,095.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: July 11, 2011.

Residential Tenancy Branch