



Dispute Resolution Services

Page: 1

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 for unpaid rent. Despite having been personally served with the application for dispute resolution and notice of hearing on July 15, 2011, the tenant did not participate in the conference call hearing.

At the outset of the hearing, the landlord confirmed that the tenant had vacated the rental unit prior to July 31, 2011. Accordingly, I dismissed the portion of the landlord's application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The rental unit was a room in a boarding-style house. The landlord does not reside in the house. Rent in the amount of \$500 was payable in advance on the first day of each month. The tenant failed to pay rent in the month of July 2011 and on July 5, 2011 the landlord served the tenant with a notice to end tenancy for non-payment of rent.

Analysis

Based on the landlord's testimony I find that the landlord has established a claim for \$500 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$550. This order may be filed in the Small Claims 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: August 29, 2011.

Residential Tenancy Branch