



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes:

MNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for rent owed.

Although served with the Application for Dispute Resolution and Notice of hearing by registered mail, the tenant did not appear.

Issue(s) to be Decided

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

Background and Evidence

The tenancy began on February 1, 2011 as a fixed term ending July 31, 2011 and converted to month-to-month thereafter. Rent is 1045.00 per month. The landlord testified that the tenant had fallen into arrears for \$522.50 and a Ten Day Notice to End Tenancy for Unpaid Rent was issued. The landlord testified that an application for dispute resolution was made seeking to enforce the Ten Day Notice to End Tenancy for Unpaid Rent. However, the tenant paid the arrears. Although this occurred after the five-day deadline to cancel the Notice, the landlord agreed to reinstate the tenancy. The landlord has therefore asked to amend the monetary claim to be \$50.00 for the cost of the application.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent. I find that the tenant failed to pay the outstanding rent within the five-day deadline to cancel the Notice.

Given the above, I find that the landlord is entitled to be reimbursed for the \$50.00 fee paid by the landlord for this application.

Conclusion

I hereby grant the Landlord an order under section 67 for \$50.00. 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: August 25, 2011.

Residential Tenancy Branch