

DECISION

Dispute Codes MNR, FF

Introduction

This is an application filed by the Landlord for a monetary order for unpaid rent and recovery of the filing fee.

The Landlord attended the hearing by conference call and gave testimony. The Tenant did not attend.

Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

Background and Evidence

The Landlord states that the Tenant was served with the notice of hearing documents by registered mail on May 25, 2011 as shown in the submitted receipt for registered mail from Canada Post.

The Landlord is seeking \$150.00 in unpaid rent from the end of the tenancy. The Landlord relies on an undated and unsigned note addressed to the Landlord stating that a payment of \$500.00 was made with the note.

The Landlord has also made a claim of items removed from the rental unit without the permission of the Landlord. The Landlord lists a nordic track, 2 roaster pans, 1 tupperware marinator and numerous household goods.

Analysis

Based upon registered mail receipt submitted by the Landlord, I am satisfied that the Tenant was properly notified of the notice of hearing documents on May 25, 2011.

Based upon the Landlord's testimony and evidence provided, I find that the Landlord has failed to establish a claim for unpaid rent and for the items being sought. The Landlord has failed to provide any evidence of any unpaid rent. As such, I dismiss the Landlord's application.

Conclusion

The Landlord's application is dismissed.

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: September 01, 2011.

Residential Tenancy Branch