



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with the landlord's application for an order of possession and a monetary order. The landlord participated in the conference call hearing but the tenant did not. The landlord provided evidence that he had served the tenant with the application for dispute resolution and notice of hearing by registered mail. I found that the tenant had notice of the hearing and of the claim and the hearing proceeded in her absence.

At the hearing, the landlord withdrew his claim for an order of possession. The hearing proceeded to address solely the monetary claim.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed testimony is as follows. The tenant was obligated to pay \$400.00 per month in rent as well as pay for utilities and at the time the landlord made his application, she was \$3,200.00 in arrears for rent and \$500.00 in arrears for utilities. The landlord testified that the tenant recently paid \$1,500.00 toward her debt.

Analysis

I accept the undisputed testimony of the landlord and I find that the tenant still owes a total of \$2,200.00 for arrears of rent and utilities. I find that the landlord is entitled to recover those arrears and I grant the landlord a monetary order under section 67 for \$2,200.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$2,200.00.

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: November 03, 2011

Residential Tenancy Branch