



Dispute Resolution Services

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. Despite having been duly served with the application for dispute resolution and notice of hearing, the tenant did not participate in the conference call hearing.

At the hearing the landlord withdrew his claim for an order of possession as the tenant had vacated the rental unit. 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 \$715.00 per month in rent and failed to pay any rent whatsoever in the months of September and October.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to pay rent in the months of September and October. I find that the landlord is entitled to recover the rental arrears and I award the landlord \$1,430.00. I further find that the landlord is entitled to recover the \$50.00 filing fee paid to bring his application and I award him \$50.00.

Conclusion

The landlord is awarded a total of \$1,480.00 and I grant him a monetary order under section 67 for this sum. This order may be filed in the Small Claims Division of the Provincial 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: November 10, 2011

Residential Tenancy Branch