



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

OPR, MNR

Introduction

This hearing was convened in response to an amended application by the landlord during the hearing pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing.

The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy ended November 19, 2011. During the tenancy, rent in the amount of \$650 was payable in advance on the first day of each month. The tenant failed to pay rent in the month(s) of October and November 2011 and on November 09, 2011 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The quantum of the landlord's monetary claim is for rent arrears of \$560 for October 2011 and \$650 for November 2011 in the sum of **\$1210**.

Analysis

Based on the landlord's testimony and the document evidence presented, I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. The tenant has not paid the outstanding rent and has not applied for Dispute Resolution to dispute the notice.

I find that the landlord has established a monetary claim for **\$1210** in unpaid rent.

Conclusion

I grant the landlord a monetary order under Section 67 of the Act for the amount of **\$1210**. If necessary, 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: December 20, 2011.

Residential Tenancy Branch