



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 by the Landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent and the filing fee. The landlord filed proof of having served the tenant with a notice of hearing by registered mail. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to a monetary order for unpaid rent and the filing fee?

Background and Evidence

The landlord testified that the tenancy started on September 01, 2008. The tenant moved out on August 31, 2011. The monthly rent was \$1,000.00 per month payable on the first of each month.

The landlord stated that starting January 01, 2011 the tenant had difficulty paying rent. He paid \$500.00 for January and owed \$500.00. The tenant further failed to pay any rent for all of the ensuing months till the end of the tenancy. The landlord stated that the tenant had fallen behind on rent before and was able to catch up. However, this time around, the tenant was unable to pay rent and moved out on August 31, 2011.

The landlord is claiming a total of \$7,600.00 which consists of \$500.00 for January 2011, \$1000.00 per month for the remainder of the tenancy (seven months) plus \$100.00 for the filing fee.

Analysis

Based on the documentary and oral evidence of the landlord and in the absence of any contradictory evidence, I accept the landlord's evidence in respect of the claim.

I find that the landlord is entitled to \$7,600.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order in the amount of **\$7,600.00**.

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: December 19, 2011.

Residential Tenancy Branch