



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPB MND MNR MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on February 9, 2012, the tenants did not participate in the conference call hearing.

The landlord stated that the tenants had vacated the rental unit. Accordingly, I dismissed the portion of the application regarding an order of possession.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began on April 9, 2006. Rent in the amount of \$600 was payable in advance on the first day of each month. The tenants owed \$1250 in unpaid rent as of January 1, 2012 and on January 11, 2012 the landlord served the tenants with a notice to end tenancy for non-payment of rent. The tenants further failed to pay rent in the month of February 2012.

Analysis

Based on the landlord's undisputed evidence, I find that the landlord has established a claim for \$1850 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee for the cost of his application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$1900. 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: March 6, 2012.

Residential Tenancy Branch