



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 for Dispute Resolution by the landlord for a monetary order for unpaid rent.

Although served with the Application for Dispute Resolution and Notice of Hearing on February 22, 2012, by registered mail the tenant did not appear.

Section 90 of the Act determines that a document served in this manner is deemed to have been served five days later. I find that the tenant has been duly served in accordance with the Act.

Issue(s) to be Decided

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

Background and Evidence

The tenancy began on July 1, 2011. Rent in the amount of \$1,500.00 was payable on the first of each month. A security deposit of \$750.00 was paid by the tenant.

The landlord testified that the tenant did not pay rent for September 2011 and October 2011. The landlord stated the tenant provided him a promissory note to pay the outstanding rent and the outstanding rent was to be paid in full on December 3, 2011.

Filed in evidence is a copy of the promissory note for unpaid rent.

The landlord testified that the tenant has not paid any money towards the outstanding rent and is seeking a monetary in the amount of \$3,000.00.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

The tenant did not pay rent for September 2011 and October 2011. The tenant acknowledged rent was owed by signing a promissory note to the landlord.

Therefore, I grant the landlord a monetary order in the amount of \$3,050.00 comprised of rent owed and the \$50.00 fee paid for filing his application.

Conclusion

The landlord is granted a monetary order.

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 08, 2012.

Residential Tenancy Branch