

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This is an application filed by the Landlord for a monetary order for unpaid rent and the recovery of the filing fee.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenants did not attend. The Landlord stated in her direct testimony that the Tenants were personally served with the notice of hearing and evidence package on May 7, 2012 and again on either May 8<sup>th</sup> or 9<sup>th</sup> with the amended application. No documentary evidence has been filed by the Tenant. I accept the Landlord's undisputed testimony and find that both parties have been properly served with the notice of hearing and evidence package submitted as deemed under the Act.

### Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

### Background and Evidence

The Landlord states that the Tenants were in rent arrears for almost a year when she served them a letter dated September 16, 2011 which states that the Tenants were in rent arrears for \$1,575.00. The Landlord states that the rental property was sold to new owners following this letter. The Landlord states that all notifications/warnings were done verbally with the Tenants. The Landlord seeks a monetary order for \$1,575.00 and recovery of the \$50.00 filing fee.

### Analysis

The Landlord has failed in her claim of unpaid rent. I find that the Landlord has failed to provide sufficient evidence to satisfy me of her claim. The Landlord's application for unpaid rent is dismissed without leave to reapply.

### Conclusion

The Landlord's application is dismissed.

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: June 29, 2012.

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Residential Tenancy Branch