



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, FF

Introduction

This hearing was scheduled in response to the landlord's application for an order of possession / a monetary order as compensation for unpaid rent / and recovery of the filing fee. The landlord's agent participated in the hearing and gave affirmed testimony. Despite service of the application for dispute resolution and notice of hearing (the "hearing package") by registered mail, the tenant did not appear. Evidence submitted by the landlord's agent includes the Canada Post tracking number for the registered mail.

Following the filing of the original application, a copy of an amended application was sent to the tenant by registered mail. Evidence submitted by the landlord's agent also includes the Canada Post tracking number for this piece of registered mail.

Issue(s) to be Decided

Whether the landlord is entitled to the above under the Act, Regulation or tenancy agreement.

Background and Evidence

There is no written tenancy agreement in evidence for this tenancy which began on or about August 1, 2010. Monthly rent of \$700.00 is due and payable in advance on the first day of each month.

Arising from rent which was unpaid when due on June 1, 2012, the landlord issued a 10 day notice to end tenancy for unpaid rent dated June 5, 2012. The notice was served by way of posting on the tenant's door on that same date. A copy of the notice was submitted in evidence. Subsequently, the tenant made no further payment toward rent and vacated the unit without providing a forwarding address on or about July 12, 2012. Accordingly, the landlord's agent withdrew the application for an order of possession. The landlord's agent testified that certain cleaning and repairs are still required to be completed in order to ready the unit for new renters.

Analysis

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the tenant was served with a 10 day notice to end tenancy for unpaid rent dated June 5, 2012. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply to dispute the notice. Thereafter, the tenant vacated the unit on or about July 12, 2012.

As for the monetary order, I find that the landlord has established entitlement to \$1,100.00, which is comprised as follows:

\$350.00: unpaid rent for June
\$700.00: unpaid rent for July
\$50.00: filing fee

Conclusion

Following from the above, pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,100.00**. This order may be served on the tenant, 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: July 17, 2012.

Residential Tenancy Branch