

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.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the submitted evidence, I am satisfied that both parties were properly served with the notice of hearing and evidence package as deemed under the Act.

Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

Background, Evidence and Analysis

This Tenancy began on May 1, 2012 on a fixed term tenancy until April 30, 2013 and then ends. The monthly rent was \$1,550.00 payable on the 1st of each month and a security deposit of \$775.00 was paid.

The Landlord seeks \$775.00 which is ½ of the unpaid rent for July 2012. Both parties agreed that this portion of the rent was unpaid and that the \$775.00 security deposit was surrendered by the Tenants to pay the other ½. Both parties agreed that the Tenant, N.R. was instructed to change the way rent was paid by giving her ½ of the rent to the Co-Tenant, M.S, which was then to be paid whole by him. The Tenant states that her co-tenant was paid by certified cheque for \$800.00 and has submitted a copy of the cheque in his name. The rent was not paid and the Co-Tenant vacated the rental unit and did not provide a forwarding address.

I find that as a co-tenant, N.R. is equally responsible for the unpaid rent. Based upon the undisputed testimony of both parties, the Landlord has established a claim for the \$775.00 in unpaid rent. The Landlord is also entitled to recovery of the \$50.00 filing fee. The Landlord is granted a monetary order for \$825.00.

Conclusion

The Landlord is granted a monetary order for \$825.00.

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: October 16, 2012.

Residential Tenancy Branch