



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing via registered mail sent on August 22, the tenants did not participate in the conference call hearing.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed evidence is as follows. The tenants were obligated to pay \$1,500.00 per month in advance on the first day of the month. The residential property was sold by the applicant landlord with the sale completing on July 15, 2012. The landlord testified that the statement of adjustments reflected the anticipation that the landlord would be paid a full month's rent on July 1, 2012.

The landlord provided evidence showing that the tenants' rent cheque for the month of July was returned by the bank for insufficient funds. The landlord provided a copy of the tenancy agreement showing that the tenant agreed to pay a \$20.00 charge for returned cheques.

The landlord seeks to recover \$1,500.00 in unpaid rent, the \$20.00 NSF charge and the \$50.00 filing fee paid to bring this application.

### Analysis

I accept the landlord's undisputed testimony and I find that the tenants were obligated to pay \$1,500.00 in rent on July 1 and that their cheque was returned for insufficient funds. I find that the landlord is entitled to recover the unpaid rent, the NSF charge and the filing fee and I award the landlord \$1,570.00. I grant the landlord a monetary order

under section 67 for this sum. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is awarded \$1,570.00.

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 29, 2012

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Residential Tenancy Branch