



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPB, MNR, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been personally served with the application for dispute resolution and notice of hearing on October 5, 2012, the tenants did not participate in the conference call hearing.

At the hearing, the landlord advised that the tenants had vacated the rental unit. As an order of possession is no longer required, I consider that claim to have been withdrawn.

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 tenancy began on July 1, 2012 and the tenants were responsible to pay \$1,600.00 in rent on the first day of each month. The tenants failed to pay \$1,190.00 of the rent owing for August and paid no rent whatsoever in the month of September. The landlord seeks to recover the unpaid rent as well as the filing fee paid to bring this application.

Analysis

I accept the undisputed evidence of the landlord and I find that the tenants failed to pay \$2,790.00 of the rent that was due. I find that the landlord is entitled to recover the rental arrears as well as the \$50.00 filing fee and I award the landlord \$2,840.00. 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 \$2,840.00.

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 31, 2012

Residential Tenancy Branch