



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 convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;
3. An Order to recover the filing fee for this application - Section 72.

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing personally in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord testified that the tenant vacated September 20, 2012; therefore an Order of Possession is not necessary.

The landlord was given full opportunity to be heard, to present evidence and to make submissions in respect to the monetary amount claimed.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on April 01, 2012. Rent in the amount of \$1275.00 is payable in advance on the first day of each month. The tenant failed to pay all rent in the month of August 2012 and on August 09, 2012 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay any rent in the month

of September. The quantum of the landlord's monetary claim is for the unpaid rent in the sum of **\$1780.00**.

Analysis

Based on the landlord's testimony I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. The tenant has not paid the outstanding rent and has not applied for Dispute Resolution to dispute the notice, and subsequently vacated.

I find that the landlord has established a monetary claim for **\$1780.00** in unpaid rent. ?) The landlord is also entitled to recovery of the \$50 filing fee, for a total entitlement of **\$1830.00**.

Calculation for Monetary Order

Rental Arrears	\$1780.00
Total Monetary Award	\$1830.00

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$1830.00**.

If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on the parties.

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 10, 2012

Residential Tenancy Branch