



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR, FF

Introduction

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

1. A Monetary Order for unpaid rent and utilities- Section 67;
2. An Order to recover the filing fee for this application - Section 72.

I accept the landlord's undisputed evidence that despite the tenant having been personally served with the application for dispute resolution and notice of hearing in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The uncontested and undisputed evidence in this matter is as follows.

The tenancy began May 15, 2012. Rent in the amount of \$750 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord did not collect a security deposit. The tenant failed to pay rent in the month of July 2012 and the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant vacated on July 16, 2012 in accordance with the Notice to End for unpaid rent. The tenant further failed to pay their share for utilities amounting to \$394.51 to the end

of the tenancy. The quantum of the landlord's monetary claim is for the unpaid rent and utilities for July 2012. The landlord provided supporting evidence for the Hydro utilities, and no other evidence of relevance.

Analysis

Based on the undisputed testimony in this matter, I find that the tenant has not paid the outstanding rent and has not applied for Dispute Resolution to dispute the purported Notice claiming the unpaid rent. As a result, I find the landlord is owed rent for July 2012 in the amount of \$750.00. I also find that the landlord has established a monetary claim for \$394.51 in unpaid utilities. The landlord is further entitled to recovery of the \$50 filing.

Calculation for Monetary Order

Rental Arrears	\$750.00
Filing Fees for the cost of this application	50.00
Total Monetary Award	\$1194.51

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$1194.51**.

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 both 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: November 27, 2012

Residential Tenancy Branch