



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This is an application filed by the Landlord for an order of possession and a monetary order for unpaid rent or utilities.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenants did not attend and did not submit any documentary evidence. The Landlord states that the Tenants were served in person with the notice of hearing package on January 28, 2013 by a process server. The Landlord has submitted an affidavit of service to confirm this. As such, I am satisfied that both parties have been properly served with the notice of hearing and evidence packages.

At the beginning of the hearing, the Landlord stated that an order of possession is not required as the Tenants have vacated and the Landlord now has possession. The Landlord states that they are unaware of when the Tenants vacated.

Issue(s) to be Decided

Is the Landlord entitled to a monetary order?

Background, Evidence and Analysis

The Tenancy began on August 1, 2012 on a fixed term tenancy. The monthly rent was \$1,450.00 payable on the last day of the month (for the next months rent due) and a security deposit of \$725.00 was paid.

The Landlord states that the Tenants were served with the 10 day notice to end tenancy issued for unpaid rent on January 15, 2013 in person by a process server. The Landlords have submitted an affidavit of service as confirmation.

The Landlord seeks a monetary claim of \$1,450.00 for the unpaid rent for January 2013 based upon the 10 day notice to end tenancy for unpaid rent dated January 15, 2013.

I accept the undisputed testimony of the Landlord and find based upon all of the submitted evidence that the Landlord has established a monetary claim of \$1,450.00 in unpaid rent. The Landlord is granted a monetary order for \$1,450.00. 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 granted a monetary order for \$1,450.00.

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: February 20, 2013

Residential Tenancy Branch

