



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNR

Introduction

This was an application by the landlord for a monetary order for unpaid utilities. The hearing was conducted by conference call.

The landlord participated in the hearing. The tenant did not attend although served with the application and Notice of Hearing sent by registered mail on January 10, 2013 to a forwarding address provided by the tenant. The landlord provided proof of mail registration including the tracking number for the mail, purported to have been returned to the landlord. The tenant is deemed served under Section 90 of the Act.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed testimony and evidence of the landlord is that the tenancy started March 2011 and ended October 2012. Rent payable was \$1200 per month and did not include utilities, which the tenant placed in their name.

At the end of the tenancy the landlord received a letter from the local government stating the former tenants (by name) have an outstanding bill in the amount of \$307.23 payable to the municipality and as owner the landlord is now liable for the outstanding amount. The landlord provided the letter from the municipality dated December 11, 2012 into evidence. The landlord claims the unpaid utilities in the amount of \$307.23.

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing that they have incurred the amount claimed and that they are entitled to compensation in the same amount of **\$307.23**.

Conclusion

I grant the landlord an order under Section 67 of the Act for the amount of **\$307.23**. 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: February 21, 2013

Residential Tenancy Branch

