



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by registered mail on March 20, 2013. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlords agent gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

The tenancy began on or about November 1, 2010. Rent in the amount of \$1250.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$625.00. The tenant failed to pay rent in the month(s) of March and on March 5, 2013 the landlord served the tenant with a notice to end tenancy. The tenant further failed to pay rent in the month(s) of April. At the outset of the hearing the landlord advised that they are content in having the tenancy re-instated as the tenant has made great strides in

catching up on unpaid rent. As of today's hearing the landlord is only seeking \$200.00 in unpaid late fees and the \$50.00 filing fee for this hearing. The landlord requested to withdraw her application for an order of possession. I grant the landlords request and dismiss that portion of her application.

Analysis

The landlord submitted documentary evidence to support her application. As for the monetary order, I find that the landlord has established a claim for \$200.00. The landlord is also entitled to recovery of the \$50.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$250.00. 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 \$250.00. The tenancy remains in effect.

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: April 16, 2013

Residential Tenancy Branch