



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNR, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord.

The landlord testified the tenant was served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 59(3) of the *Residential Tenancy Act (Act)* personally on June 19, 2013 in accordance with Section 89.

Based on the testimony of the landlord, I find that the tenant has been sufficiently served with the documents pursuant to the *Act*.

The landlord testified the tenant vacated the rental unit before the end of June 2013. As such, the landlord no longer needs an order of possession and I amend the landlord's Application to exclude the matter of possession.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Act*.

Background and Evidence

The landlord testified the tenancy began as a month to month tenancy prior to the landlord taking ownership of the rental unit for a monthly rent of \$750.00 due on the last day of each month.

The landlord provided a copy of a 1 Month Notice to End Tenancy for Cause issued May 14, 2013 with an effective date of June 15, 2013 citing the tenant or a person permitted on the property by the tenant had significantly interfered with or unreasonably disturbed another occupant or the landlord; seriously jeopardized the health or safety or lawful right of another occupant or the landlord; and that the tenant had engaged in

illegal activity that has, or is likely to jeopardize a lawful right or interest of another occupant or the landlord. The landlord submits she served the tenant with this Notice on May 15, 2013 personally. The tenant did not dispute this Notice.

The landlord submits the tenant has also failed to pay rent for the month of June and she seeks a monetary order for the rent owed.

Analysis

Based on the landlord's undisputed testimony I accept the tenant failed to pay rent for the month of June 2013.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$800.00** comprised of \$750.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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: July 22, 2013

Residential Tenancy Branch