



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Parkside Realty Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes:**

MNR; FF

### **Introduction**

This is the Landlords' application for a Monetary Order for unpaid utilities; and to recover the cost of the filing fee from the Tenant.

The parties gave affirmed testimony at the Hearing.

The Landlords' agent testified that he hand delivered the Notice of Hearing documents and copies of his documentary evidence to the Tenant on May 23, 2013.

The Tenant did not provide any documentary evidence to the Residential Tenancy Branch or to the Landlords.

### **Issues to be Decided**

- Are the Landlords entitled to a monetary award for unpaid utilities?

### **Background and Evidence**

This tenancy has ended. MD testified that utilities were not included in the rent and that the Tenant owes \$644.71 in outstanding utilities. The Landlords provided a copy of the utility bill in evidence. MD stated that the City has added the utility bill to the property taxes.

SE did not dispute that she owes the Landlords outstanding utilities in the amount of \$644.71. She stated that she could not afford to pay the amount all at once and offered to pay \$20.00 a month.

MD declined to accept SE's offer and requested a Monetary Order. He testified that the Landlords returned the security deposit in full to SE at the end of the tenancy, and before they realized that there was an outstanding utility bill.

### **Analysis**

Based on the testimony of both parties, I find that the Landlords are entitled to a Monetary Order in the amount of \$644.71 against SE for unpaid utilities.

The Landlords have been successful in their application and I find that they are entitled to recover the cost of the \$50.00 filing fee from the Tenant.

### **Conclusion**

I hereby provide the Landlords with a Monetary Order in the amount of **\$694.71** for service upon the Tenant. This Order may be filed in the Provincial Court of British Columbia (Small Claims) and 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: August 28, 2013

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Residential Tenancy Branch