



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR & FF

### Introduction

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Notice to End Tenancy was sufficiently served on the Tenant by posting on July 3, 2013. Further I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the Tenant on July 13, 2013. With respect to each of the applicant's claims I find as follows:

### Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to recover the cost of the filing fee?

### Background and Evidence

The tenancy began on December 1, 2009. The tenant paid a security deposit of \$250 at the start of the tenancy. The tenant vacated the rental unit on August 6, 2013. The rent at the time the tenancy ended was \$550 per month payable on the first day of the month. The tenant has failed to pay the rent for the month(s) of May (\$550 is owed), June (\$550 is owed), July (\$550 is owed) and August (\$275 is owed to August 15, 2013) and the sum of \$1925 remains outstanding.

Analysis - Order of Possession:

It is no longer necessary to consider the tenant's application for an Order for Possession as the tenant has vacated the rental unit and the landlord has regained possession.

Analysis - Monetary Order and Cost of Filing fee

I determined the tenant has failed to pay the rent for the month(s) of May (\$550 is owed), June (\$550 is owed), July (\$550 is owed) and August (\$275 is owed to August 15, 2013) and the sum of \$1925 remains outstanding. **I granted the landlord a monetary order in the sum of \$1925 plus the sum of \$50 in respect of the filing fee for a total of \$1975.**

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial Court 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 15, 2013

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Residential Tenancy Branch

