



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding B. C. Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, FF

Introduction

This hearing concerns the landlord's application for a monetary order as compensation for unpaid rent / and recovery of the filing fee. The landlord's agent attended and gave affirmed testimony.

Despite service of the application for dispute resolution and notice of hearing (the "hearing package") by way of registered mail, the tenants did not appear. Evidence submitted by the landlord includes the Canada Post tracking number for the registered mail, and the Canada Post website informs that the item was "successfully delivered."

Issue(s) to be Decided

Whether the landlord is entitled to the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement, the tenancy began May 1, 2012. Monthly rent of \$1,061.00 was due and payable in advance on the first day of each month.

Arising from rent which remained unpaid in the amount of \$1,682.00 on May 1, 2013, the landlord issued a 10 day notice to end tenancy for unpaid rent dated May 7, 2013. Subsequently, on May 27, 2013 the tenants made payment in the limited amount of \$1,061.00, leaving a balance owed of \$621.00 (\$1,682.00 - \$1,061.00).

As no rent was paid when due on June 1, 2013, the landlord issued a 10 day notice to end tenancy for unpaid rent dated June 6, 2013, showing an overdue total of \$1,682.00 (\$621.00 + \$1,061.00). Thereafter, the tenants made no further payment toward rent and they vacated the unit on July 2, 2013 without providing a forwarding address.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the tenants were served with a 10 day notice to end tenancy for unpaid rent dated May 7, 2013, and a 10 day notice to end tenancy for unpaid rent dated June 6, 2013. The tenants did not pay the full amount of rent outstanding within 5 days of receiving either notice, and did not apply to dispute either notice. The tenants later vacated the unit and provided no forwarding address.

As for the **monetary order**, I find that the landlord has established entitlement to a claim of **\$1,732.00**, which is calculated as follows:

\$621.00: *unpaid rent from May*
\$1,061.00: *unpaid rent for June*
\$50.00: *filing fee*

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,732.00**. Should it be necessary, this order may be served on the tenants, filed in the Small Claims 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: September 24, 2013

Residential Tenancy Branch

