



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that on August 20, 2013 they personally served the tenant with the application for dispute resolution and notice of hearing. I accepted the landlord's testimony on service and proceeded with the hearing in the absence of the tenant.

The landlord stated that the tenant had moved out of the rental unit on September 29, 2013; accordingly I did not deal with the landlord's application for an order of possession.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began in February 2013. Rent in the amount of \$925 was payable in advance on the first day of each month. The tenant failed to pay rent in the months of June and July 2013, and on July 4, 2013 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the months of August and September 2013.

Analysis

Based on the landlord's undisputed evidence, I find that they have established a claim for \$3700 in unpaid rent and lost revenue. The landlord is also entitled to recovery of the \$50 filing fee.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$3750. This order may be 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: October 11, 2013

Residential Tenancy Branch

