



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR MNR MNSD FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. At the outset of the hearing, the landlord stated that as the tenant vacated the rental unit, he no longer required an order of possession. The landlord also stated that he was not seeking an order to retain the security deposit. I therefore did not consider those portions of the landlord's application.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that he personally served the tenant with the application for dispute resolution and notice of hearing on November 14, 2013. I accepted the landlord's evidence regarding service of notice of the hearing, and I proceeded with the hearing in the absence of the tenant.

### Issue(s) to be Decided

Is the landlord entitled to a monetary order?

### Background and Evidence

The tenancy began on May 23, 2013, with monthly rent of \$750 payable in advance on the first day of each month. The tenant failed to pay rent in the months of September, October and November 2013, and on November 1, 2013 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The landlord has claimed recovery of the rent for these three months, in the amount of \$2,250. In support of his application, the landlord submitted a copy of the tenancy agreement, which shows monthly rent of \$750.

Analysis

Based on the landlord's undisputed evidence I find he is entitled to \$2,250 in unpaid rent. As the landlord's monetary claim was successful, he is also entitled to recovery of the \$50 filing fee for the cost of his application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$2,300. 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: November 25, 2013

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Residential Tenancy Branch

