



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Albina Apartments Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND MNR MNSD MNDC FF

Introduction

This hearing dealt with an application by the landlord for a monetary order for outstanding rent. An agent for the landlord attended the teleconference hearing. Despite having been personally served with the application for dispute resolution and notice of hearing on September 9, 2013, the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began in January 2013. Rent in the amount of \$1100 was payable in advance on the first day of each month. Pursuant to an order of possession, the tenant vacated the rental unit on September 16, 2013. The landlord's evidence was that the rental unit required cleaning and repairs, and the landlord was unable to re-rent the unit until October 2013. By September 2013, the tenant owed \$4900 in outstanding rent. The landlord submitted ledgers to support this claim.

Analysis

Upon consideration of the evidence, I find that the landlord provided sufficient evidence to support their claim. The tenant, though served with notice of the hearing, did not attend the hearing to dispute the landlord's claim. I therefore grant the landlord's claim of \$4900 in unpaid rent.

As the landlord's claim was successful, they are also entitled to recovery of the \$100 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$5,000. 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: January 6, 2014

Residential Tenancy Branch

