



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC & FF

### Introduction

A hearing was conducted by conference call in the presence of a representative 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 personally served on the Tenant on August 3, 2013. Further I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the Tenant on October 31, 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 parties entered into a written tenancy agreement in 2012. The rent is \$800 per month payable on the first day of each month. The tenant(s) failed to pay the rent for the months of October and the sum of \$800 remains owing.

The tenancy ended on October 31, 2013 when the tenant vacated the rental unit.

Analysis - Order of Possession:

It is no longer necessary to consider the landlord'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 October and the sum of \$800 remains outstanding. In addition the tenant owes the sum of \$84 for carpet cleaning. I dismissed the claim for a possible Hydro cost from the City of New Westminster with liberty to re-apply as the landlord was not able to determine whether the tenant paid this charge at this time. **I granted the landlord a monetary order in the sum of \$884 plus the sum of \$50 in respect of the filing fee for a total of \$934.**

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: December 11, 2013

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Residential Tenancy Branch

