



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR, FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;
2. An Order to recover the filing fee for this application - Section 72.

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by *registered mail* in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord provided the tracking number for the registered mail sent on October 24, 2013. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The undisputed evidence is that the tenancy began in October 2007 and ended September 30, 2013. Rent in the amount of \$1400.00 was payable in advance on the first day of each month. The landlord claims the tenant failed to pay rent in the last month of occupancy of the unit. The landlord's monetary claim is for the unpaid rent of \$1400.00.

Analysis

Based on the landlord's undisputed testimony I find that the tenant was served in accordance with the Act and has not attended this hearing to dispute the landlord's claims of unpaid rent. Based on the above I find that the landlord is owed unpaid rent in the amount of \$1400.00 for September 2013.

The landlord is also entitled to recovery of the \$50 filing fee, for a total entitlement of **\$1450.00.**

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$1450.00.** If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on both parties.

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 28, 2014

Residential Tenancy Branch

