



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This is a request for an Order of Possession, a request for a Monetary Order for \$7700.00, and a request for recovery of the \$100.00 filing fee.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed on January 9, 2013 however the respondent did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

At the beginning of the hearing the applicant withdrew the request for an Order of Possession stating that the respondent has vacated the rental unit and she now has possession.

The issue to be decided therefore is whether or not the applicant has established a monetary claim in the amount of \$7700.00.

Background and Evidence

The applicant testified that:

- This tenancy began on November 1, 2012 with the monthly rent of \$1 100.00 payable on the first of each month.

- The tenant stopped paying the rent in July of 2013, and has paid no rent since.
- Therefore as of today's date there is seven months' rent outstanding totaling \$7700.00.
- She is therefore requesting a Monetary Order for that outstanding rent, plus her \$100.00 filing fee.

Analysis

I accept the applicant's sworn testimony that the tenant has failed to pay the \$1100.00 monthly rent for the past seven months for a total of \$7700.00, and therefore I allow the applicants request for a Monetary Order for that outstanding amount plus the \$100.00 filing fee.

Conclusion

Pursuant to Section 67 of the Residential Tenancy Act, I have issued a Monetary Order in the amount of \$7800.00.

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: February 03, 2014

Residential Tenancy Branch

