



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Hollyburn Properties Crystal Court  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR

### Introduction

This is an application for a monetary order for outstanding rent, parking fees, late fees, and a request for recovery of the filing fee.

Some written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed December 31, 2013; however the respondent did not join the conference call that was set up for the hearing.

Documents sent by registered mail or considered served five days after mailing and therefore is my finding that the respondent has been properly served with notice of today's hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Has the applicant established a monetary claim against the respondent, and if so in what amount?

### Background and Evidence

The applicant testified that:

- This tenancy began on September 1, 2012 with a monthly rent of \$1350.00.

- The tenant also agreed to pay \$100.00 per month for two parking spaces.
- The tenant failed to pay the December 2013 rent and parking fees claiming financial difficulties and an inability to do so.
- The tenant made many promises to come and pay the outstanding amounts but, to date, has made no further payments.
- As of today's date they are requesting the following amounts:

December 2013 rent outstanding	\$1350.00
January 2014 rent outstanding	\$1350.00
February 2014 rent outstanding	\$1350.00
December 2013 parking outstanding	\$100.00
January 2014 parking outstanding	\$100.00
February 2014 parking outstanding	\$100.00
Filing fee	\$50.00
Total	\$4400.00

### Analysis

I accept the applicant sworn testimony that the tenant has failed to pay the above amounts in rent and parking fees, and I therefore allow the landlords claim for those amounts.

I also order recovery of the \$50.00 filing fee

### Conclusion

Pursuant to section 67 of the Residential Tenancy Act I have issued a monetary order in the amount of \$4400.00.

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 13, 2014

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Residential Tenancy Branch

