



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes:

OPR, MNR, MNDC, MND, FE

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on a Notice to End Tenancy for Unpaid Rent dated January 24, 2013.

Although served with the Application for Dispute Resolution and Notice of Hearing in person on February 5, 2014, the tenant did not appear.

At the outset of the hearing, the landlord stated that they are no longer seeking an Order of Possession as the tenant vacated the unit on February 28, 2014. The landlord still seeks a monetary order for the rent owed.

Issue(s) to be Decided

Is the landlord entitled to monetary compensation for rental arrears?

Background and Evidence

The landlord testified that the tenancy began in March, 2012, at which time the tenant paid a security deposit of \$200.00. The landlord testified that when the tenant failed to pay \$650.00 rent due on January 1, 2014, a 10-Day Notice to End Tenancy for Unpaid Rent was issued and served to the tenant on January 24, 2014.

The landlord submitted into evidence a copy of the 10-Day Notice. with effective date of February 3, 2014 and a copy of a One Month Notice to End Tenancy for Cause issued on December 12, 2013.

The landlord testified that the tenant did not pay the \$650.00 arrears owed and the total claim is for \$650.00 plus the \$50.00 cost of the application.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent. The tenant has not paid the outstanding rent and did not apply to dispute the Notice.

I find that the landlord has established a total monetary claim of \$700.00, comprised of rental arrears totaling \$650.00 and the \$50.00 fee paid by the landlord for this application. I order that the landlord retain the security deposit of \$200.00 in partial satisfaction of the claim leaving a balance due of \$500.00.

I hereby grant the Landlord an order, under section 67 of the Act, for \$500.00. This order must be served on the Respondent and is final and binding. If necessary it may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The landlord is successful in the application and is granted a monetary order for rental arrears. The request for the order of possession was found to be moot, as the tenant vacated prior to the hearing.

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: March 25, 2014

Residential Tenancy Branch

