



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the landlord and the tenant.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and utilities, pursuant to Sections 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The landlord provided into evidence a copy of a tenancy agreement signed by the parties on July 28, 2011 for a 2 year fixed term tenancy beginning on August 15, 2011 for a monthly rent of \$1,450.00 due on the 15<sup>th</sup> of each month. The tenancy agreement required the tenant to pay a "gas contribution". The tenancy ended when the tenant vacated the rental unit by August 31, 2013.

The landlord submits the tenant owes the landlord for rent for July and August 2013 in the amount of \$2,900.00 and gas charges for the same period in the amount of \$98.00 less a partial payment received by the landlord of \$760.00 on September 6, 2013.

The tenant does not dispute the landlord's claim.

### Analysis

Based on the testimony of both parties I find the landlord is entitled to compensation in the amount of \$2,238.00 as claimed.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$2,238.00** comprised of \$2,140.00 rent owed and \$98.00 utilities owed.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: April 02, 2014

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Residential Tenancy Branch

