



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNSD, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order for unpaid rent and to recover the RTB filing fee.

The landlord attended the teleconference hearing and gave evidence, however the tenant did not attend. The landlord gave evidence that the tenant was served with the Notice of a Dispute Resolution Hearing and Landlord's Application for Dispute Resolution by registered mail on March 10, 2014. I find the tenant was properly served.

### Issue(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent?

### Background and Evidence

The landlord gave evidence that the tenant was obligated to pay \$800.00 rent monthly in advance on the first day of the month. The tenant also paid a security deposit of \$450.00. The landlord gave evidence that the rent was originally \$900.00 but he reduced it to \$800.00 because the tenant was having financial difficulties.

The parties had a previous hearing (RTB file 815026) and the arbitrator's decision required the tenant to pay \$400.00 owing for October 2013 rent and \$800.00 owing for November 2013 rent.

The landlord gave evidence that the tenant did not pay rent for December 2013 or January 2014, and vacated the rental unit on January 29, 2014. The landlord gave evidence that the tenant has not provided a forwarding address.

Analysis

I accept the landlord's evidence that the tenant continued to occupy the rental unit until January 29, 2014 and did not pay any rent for December 2013 or January 2014. I find the landlord is entitled to an order for unpaid rent of \$800.00 for each of those months. The landlord is also entitled to recover his RTB filing fee of \$50.00.

The total due the landlord is \$1,650.00. I order that the landlord retain the security deposit of \$450.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1,200.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order for \$1,200.00.

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: May 06, 2014

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Residential Tenancy Branch

