



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute codes      MNR, FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order. The hearing was conducted by conference call. The landlord's agent called in and participated in the hearing. The tenant did not appear although she was served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on February 27, 2014.

### Issues

Is the landlord entitled to a monetary order?

### Background and Evidence

On August 7, 2012 the tenant signed a tenancy agreement whereby she agreed to rent the unit commencing September 1, 2012 for a monthly rent of \$510.00. the landlord did not collect a security deposit. The tenant did not pay rent for September and did not notify the landlord that she had chosen not to move into the rental unit. The landlord discovered in September that the tenant had not moved in. The landlord was unable to re-rent the unit for any part of September. The landlord has claimed for a monetary award in the amount of the unpaid rent for September.

### Analysis and Conclusion

Based on the above background and evidence I find that the landlord has established a total monetary claim of \$510.00 for the outstanding rent for September, 2012. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of

\$560.00 and I grant the landlord an order under section 67 in the said amount. This order may be filed in the Small Claims Court and 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: June 19, 2014

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Residential Tenancy Branch

