



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING CORPORATION  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** MNR OPR MNSD FF

### **Introduction:**

This hearing dealt with an application by the landlord pursuant to the Residential Tenancy Act for orders as follows:

- a) A monetary order pursuant to Section 67;
- b) An Order of Possession pursuant to Sections 46, and 55;
- c) An Order to retain the security deposit pursuant to Section 38; and
- d) An order to recover the filing fee pursuant to Section 72.

### **SERVICE:**

The tenant did not attend. The landlord gave sworn evidence that the Notice to end Tenancy dated May 6, 2014 was posted on the tenant door on May 6, 2014 and the Application for Dispute Resolution was served by registered mail (which was verified online as successfully delivered). I find that the tenant was legally served with the documents according to sections 88 and 89 of the Act.

### **Issue(s) to be Decided:**

The tenant was issued a Notice to End Tenancy dated May 6, 2014 for unpaid rent. Is the landlord now entitled to an Order of Possession and to a Monetary Order for rental arrears and filing fee?

### **Background and Evidence:**

The tenant did not attend although served with the Application/Notice of Hearing. The landlord was given opportunity to be heard, to present evidence and to make submissions. The undisputed evidence is that the tenancy commenced in September 2003, a security deposit of \$415 was paid on July 15, 2003 and rent is currently \$1112 a month with the 3 parking spaces that the tenant requested. The landlord said the tenant had paid the rent to date; they paid rent for May on June 5, 2014, rent for June on June 19, 2014 and rent for July on July 6, 2014. Therefore the landlord requests only a monetary order for the filing fee of \$50 today and said that they will likely pursue the issue of repeated late payment of rent.

The tenant submitted no documents and did not attend to dispute the Application. In evidence is a rental ledger, the Notice to End Tenancy and a receipt for May rent showing it is "for use and occupancy only". On the basis of the documentary and solemnly sworn evidence presented at the hearing, a decision has been reached.

**Analysis**

Monetary Order

I find that there are no rental arrears and the landlord requests only the filing fee; I find they are entitled to recover this fee.

**Conclusion:**

I find the landlord is entitled to recover filing fees paid for this application and a monetary order for \$50 is enclosed.

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: July 08, 2014

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Residential Tenancy Branch

