



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67; and
2. An Order to recover the filing fee for this application - Section 72.

I accept the Landlord’s evidence that each Tenant was served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Act. The Tenants did not participate. The Landlord was given full opportunity to be heard, to present evidence and to make submissions.

### Issue(s) to be Decided

Is the Landlord entitled to the monetary amounts claimed?

### Background and Evidence

The tenancy started on January 20, 2012 and ended on August 16, 2012. Rent of \$507.00 was payable monthly on the first day of each month. No security deposit was taken. The Tenants provided their forwarding address to the Landlord on August 16, 2012. The Tenants paid \$10.00 towards August 2012 rent and failed to pay the remaining rent. The Landlord claims \$497.00.

Analysis

Section 26 of the Act provides that a tenant must pay rent when it is due under the tenancy agreement. Based on the Landlord's undisputed evidence I find that the Tenant owes \$497.00 in unpaid rent. Given these facts, I find that the Landlord has established a monetary claim for **\$497.00**. The Landlord is also entitled to recovery of the **\$50.00** filing fee for a total monetary amount of **\$547.00**.

Conclusion

I **grant** the Landlord an order under Section 67 of the Act for the balance due of **\$547.00**. If necessary, 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: July 03, 2014

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Residential Tenancy Branch

