



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Codes: CNR, MNR, OPR, FF.

Introduction:

This was an application by the tenant to cancel a Notice to End the Tenancy for non-payment of rent dated June 4, 2014. The landlord also applied an Order for Possession, a Monetary Order. Only the landlord attended the application.

Issues:

Is the landlord entitled to a Monetary Order?

Background and Evidence:

At the outset the landlord testified that the tenant abandoned the unit as of June 26, 2014 and therefore the landlord was not seeking an Order for Possession. The landlord testified that she sent the tenants a copy of the Application for Dispute Resolution on June 20, 2014 by registered mail. The landlord testified that the tenancy began on January 1, 2014 with rent in the amount of \$ 750.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 375.00 on December 21, 2013. The landlord testified that the tenants failed to pay rent for May and June and July 2014 for a total of arrears amounting to \$ 1,925.00. The landlord is also claiming \$ 50.00 in late fees..

Analysis:

As the tenant did not attend the hearing I have dismissed her claim. Based on the evidence of the landlord I find that the tenant was deemed to have been served with the application for Dispute Resolution on June 25, 2014. The tenant has not paid all the outstanding rent on time and her application to dispute the Notice to End the Tenancy for Non-Payment of rent was dismissed. Based on the above facts I find that the landlord has established a total claim of \$ 975.00. I also award the landlord the filing fee of \$ 50.00 for a total of \$ 1,075.00.

Conclusion:

I order that the landlord retain the deposit and interest of \$ 375.00 and I grant the landlord an order under section 67 for the balance due of **\$ 700.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and all Orders must be served on the tenant as soon as possible. I have dismissed all of the tenant's claims and the remainder of the landlord's claims herein.

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 28, 2014

Residential Tenancy Branch

