



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR

Introduction

This is an application filed by the landlord for a monetary order for unpaid rent.

The landlord attended the hearing by conference call and gave undisputed testimony. The tenants did not attend or submit any documentary evidence. The landlord states that the tenants were served with the notice of hearing package by Canada Post Registered Mail on April 9, 2014 and have submitted copies of the Customer Receipt Tracking numbers for each of the tenants as confirmation. I accept the undisputed evidence of the landlord and find that both parties have been properly served.

Issue(s) to be Decided

Is the landlord entitled to a monetary order?

Background and Evidence

This tenancy began on November 1, 2013 on a fixed term tenancy ending on October 31, 2014 as shown by the submitted copy of the signed tenancy agreement dated October 27, 2013. The monthly rent is listed as \$1,075.00 payable on the 1st of each month and a security deposit of \$500.00 was paid.

The landlord stated in her direct testimony that the tenants were evicted in mid-April 2014 with a writ of possession with the aid of bailiffs after receiving an order of possession for unpaid rent for January and February of 2014. The landlord states that the tenants did not pay any rent since December of 2013.

The landlord states that the tenants failed to pay rent for March 2014 and April 2014 for \$2,150.00 in unpaid rent. The landlord seeks a monetary order for \$2,150.00.

Analysis

I accept the undisputed evidence of the landlord and find that the landlord has established a monetary claim of unpaid rent for \$2,150.00 for March and April of 2014. The landlords are granted a monetary order for \$2,150.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$2,150.00.

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: July 30, 2014

Residential Tenancy Branch

