



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GATEWAY PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: *OPR MNR, MNSD, MNDC, FF*

Introduction

This hearing dealt with an application by the landlord, pursuant to the *Residential Tenancy Act*. The landlord applied for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit.

The landlord served the tenant with a notice of hearing in person. The tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

The landlord stated that the tenant had moved out on June 24, 2014, without providing a forwarding address. Since the tenancy has ended, the landlord's application for an order of possession is no longer necessary. The landlord also requested that her application to retain the security deposit be dismissed with leave to reapply when the tenant provided her with a forwarding address. Since the tenant did not provide a forwarding address, I allow the landlord's request.

Accordingly, this hearing only dealt with the landlord's application for unpaid rent and the filing fee.

Issues to be decided

Is the landlord entitled to a monetary order for unpaid rent and the filing fee?

Background and Evidence

The tenancy started on July 01, 2007. The monthly rent at the end of the tenancy was \$735.00, payable on the first of the month. The tenant failed to pay rent for June 2014. On June 02, 2014, the landlord served the tenant with a notice to end tenancy for \$735.00 in unpaid rent. The tenant did not pay rent and moved out on June 24, 2014.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept her evidence in respect of the claim. The tenant received the notice to end tenancy on June 02, 2014 and did not pay overdue rent.

In the absence of evidence to the contrary, I find that the landlord has established a claim of \$735.00 for unpaid rent. Since the landlord has proven her claim, I award her the recovery of the filing of \$50.00. Overall the landlord has established a claim of \$785.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order in the amount of **\$785.00**.

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: August 13, 2014

Residential Tenancy Branch

