



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR & FF

Introduction

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Notice to End Tenancy was sufficiently served on the Tenant by posting on June 2, 2014. Further I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the tenant by mailing, by registered mail to where the Tenant resides on June 14, 2014. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a one year fixed term written tenancy agreement that provided that the tenancy would start on June 1, 2012 and become month to month after the end of the fixed term. The rent is \$690 per month payable on the first day of each month. The tenant paid a security deposit of \$325 at the start of the tenancy. The tenant(s) failed to pay the rent for the months of June and the sum of \$695 remains owing. The

tenant also failed to pay the rent for July. The tenant(s) vacated the rental unit on July 17, 2014.

Analysis - Monetary Order and Cost of Filing fee

I determined the tenant has failed to pay the rent for the month(s) of June and the sum of \$695 remains outstanding. **I granted the landlord a monetary order in the sum of \$695 plus the sum of \$50 in respect of the filing fee for a total of \$745.** The Application for Dispute Resolution does not include a claim for loss of rent for July and this claim was not addressed. The landlord has the right to make this claim in a further application should it chose.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: August 06, 2014

Residential Tenancy Branch

