



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Decision

Dispute Codes: MNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord seeking a monetary order for accrued rental arrears left by the tenant at the end of the tenancy.

Despite being served with the hearing documents by registered mail, the respondent tenant did not appear and the hearing was held in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to compensation for rental arrears owed?

Background and Evidence

The tenancy began on June 27, 2013 with rent of \$1,150.00. No security deposit was paid. A copy of the tenancy agreement is in evidence.

The landlord testified that the tenant fell into arrears for \$1,750.00 for \$600.00 unpaid rent for December 2013 and \$1,150.00 unpaid rent for January 2014.

The landlord testified that the tenant vacated January 31, 2014 without paying the arrears and the landlord is now seeking compensation of \$1,750.00 for rental arrears. Submitted into evidence is a hand-written communication from the tenant dated January 16, 2014 acknowledging that the tenant owes the landlord \$1,750.00 in rental arrears..

Analysis

With respect to the rent, I find that section 26 of the Act states that rent must be paid when it is due. I find that the tenant did not pay in accordance with the Act and must now compensate the landlord for rental arrears in the amount of \$1,750.00.

Given the above, I find that the landlord has established a total monetary claim of \$1,800.00 comprised of \$1,750.00 rental arrears and the \$50.00 cost of this application.

I hereby grant the Landlord an order under section 67 for \$1,800.00. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court. The remainder of the landlord's application is dismissed without leave.

Conclusion

The landlord is successful in the application and is granted a Monetary Order for rental arrears owed.

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: September 11, 2014

Residential Tenancy Branch

