



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HOMELIFE GLENAYRE REALTY CHILLIWACK LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNR

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. A Monetary Order for unpaid rent - Section 67;

I accept the landlord's testimony that despite the tenant having been served with the application for dispute resolution and notice of hearing by *registered mail* in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord claims the tenant did not pick up their registered mail and that they have since vacated. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on April 01, 2014 as a written tenancy agreement. The landlord claims the tenant vacated September 22, 2014. Rent in the amount of \$680.00 was payable in advance on the first day of each month. At the outset of the tenancy, the landlord did not collect a security deposit from the tenant. The tenant failed to pay all rent in the month of June 2014 and on June 26, 2014 the landlord served the tenant with a notice to end tenancy for non-payment of rent claiming the tenant had failed to pay \$340.00 of the full amount owed. The tenant further failed to pay rent in the months of July to September 2014. The landlord's monetary claim is for the unpaid rent.

Analysis

Based on the testimony and document evidence before me I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be

valid. The tenant has not paid the outstanding rent and has not applied for Dispute Resolution to dispute the notice. I find that the landlord has established a monetary claim for unpaid rent.

Calculation for Monetary Order

| | |
|---|------------------|
| Unpaid June 2014 rent | \$340.00 |
| Unpaid rent July, August & September 2014 | 2040.00 |
| Total monetary award | \$2380.00 |

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$2380.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on both parties.

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 24, 2014

Residential Tenancy Branch

