



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 the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- a monetary order for unpaid rent pursuant to section 67; and
- authorization to recover his filing fee for this application from the tenant pursuant to section 72.

The tenant did not attend this hearing, although I waited until 10:42 a.m. in order to enable the tenant to connect with this teleconference hearing scheduled for 10:30 a.m. The landlord attended the hearing and was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses. The landlord entered sworn testimony and witnessed written evidence that he handed the tenant a copy of his dispute resolution hearing package and tenancy payment roll at 7:30 p.m. on June 4, 2014. I find that the landlord served the tenant with these documents in accordance with section 88 and 89(1) of the *Act*.

Issues(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent? Is the landlord entitled to recover the filing fee for this application from the tenant?

Background and Evidence

This periodic tenancy began on March 1, 2012. The landlord gave sworn testimony that the monthly rent was originally \$680.00, but he reduced this rental to \$625.00 in May 2013, when the tenant had difficulty paying her rent. The landlord testified that the tenant abandoned the rental unit in May 2014. He entered into written evidence a copy of his tenancy payment roll, which outlined amounts paid and owing during this tenancy. This evidence identified \$6,635.00 owing from this tenancy as of May 6, 2014. The landlord testified that the tenant did not pay any of these amounts owing, although she signed a note on June 4, 2014 agreeing that she would continue to pay her debt owing to the landlord on the 5th and 20th of each month. The landlord applied for a monetary award of \$5,000.00.

Analysis

Based on the landlord's undisputed written evidence and sworn testimony, I find that the landlord is entitled to a total monetary award of the \$5,000.00 the landlord has claimed in his application.

Conclusion

I issue a monetary Order in the landlord's favour in the amount of \$5,000.00, the amount claimed in the landlord's application for dispute resolution.

The landlord is provided with these Orders in the above terms and the tenant must be served with this Order as soon as possible. Should the tenant fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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: October 06, 2014

Residential Tenancy Branch

