



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing Management Commission
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

The hearing was conducted via teleconference and was attended by the landlord's agent.

The landlord testified the tenant was served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 59(3) of the *Residential Tenancy Act (Act)* by registered mail on June 26, 2014 in accordance with Section 89. As per Section 90, the documents are deemed received by the tenant on the 5th day after it was mailed.

Based on the testimony of the landlord, I find that the tenant has been sufficiently served with the documents pursuant to the *Act*.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The landlord submitted into evidence a copy of a tenancy agreement signed by the parties on July 29, 2012 for a monthly rent of \$600.00 due on the 1st of each month. The tenancy ended when the tenant returned her rental unit key through a neighbour to the landlord on July 2, 2014.

The landlord submits the tenant failed to pay the full amount of rent for the month of May 2014 and paid no rent for the months of June and July 2014. The landlord submits the tenant paid only \$300.00 for May 2014. The landlord seeks \$1,500.00 for rent for the above noted months.

Analysis

Based on the landlord's undisputed testimony, I find the tenant failed to pay the full rent for the month of May 2014 leaving a balance owing of \$300.00 and did not pay rent for the months of June or July 2014. I find the tenant did not return possession of the rental unit until July 2, 2014 and as such remains responsible for the payment of rent for that month as well as June 2014.

Conclusion

Based on the above, I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$1,550.00** comprised of \$1,500.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: October 29, 2014

Residential Tenancy Branch

