



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNR

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

The hearing was conducted via teleconference and was attended by the male landlord

The landlord testified the female 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)* personally in accordance with Section 89. The landlord submitted that he could not serve the male tenant as he has been deported.

Based on the testimony of the landlords, I find that the female tenant has been sufficiently served with the documents pursuant to the *Act*. As the landlord has confirmed the male tenant was not served with notice of this hearing I amend the landlords' Application for Dispute Resolution to exclude the name of the male tenant.

### Issue(s) to be Decided

The issues to be decided are whether the landlords are entitled to a monetary order for unpaid rent and utilities, pursuant to Sections 67, and 72 of the *Act*.

### Background and Evidence

The landlords provided a copy of a tenancy agreement signed by the parties on June 27, 2013 for a 1 year and 1 day fixed term tenancy beginning on July 15, 2013 for the monthly rent of \$1,200.00 due on the 15<sup>th</sup> of each month. While the tenancy agreement indicated the landlords required a security deposit of \$600.00 and that the tenants had paid this by cheque the landlord submitted into evidence a copy of a dishonoured cheque noted as being for the security deposit. The tenancy ended on June 21, 2014.

The landlords submit the tenants failed to pay the full rent for the following months of in 2014 January (\$87.41 owed), March (\$700.00 owed), April (\$1,200.00 owed), May (\$1,200.00 owed), and June (\$240.00 owed). The landlord has also submitted into evidence a letter from the local municipality seeking payment of utilities the tenants failed to pay during the tenancy in the amount of \$284.69.

Analysis

Based on the landlords' undisputed testimony I find the landlord has established the tenants failed to pay the rent and utilities in the amounts claimed.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$3,712.10** comprised of \$3,427.41 rent owed and \$284.69 utilities owed.

This order must be served on the tenants. If the tenants fail 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: November 12, 2014

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Residential Tenancy Branch

