



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Grandview Construction Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MNR, MNDC, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order and an order of possession. Despite having been personally served with the application for dispute resolution and notice of hearing on September 16, the tenant did not participate in the conference call hearing.

At the hearing, the landlord advised that the tenant vacated the rental unit in the first week of October. As the landlord has regained possession of the unit, I consider the claim for an order of possession to have been withdrawn.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenant is obligated to pay \$1,750.00 in rent in advance on the first day of each month. The tenant paid no rent whatsoever in the months of September and October. The landlord seeks to recover rent for the entire month of September and for the first week of October in which the tenant occupied the rental unit. He also seeks to recover the \$50.00 filing fee paid to bring his application.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to pay rent in the months of September and October. I find that the landlord is entitled to recover \$1,750.00 in rent for the month of September and \$437.50 in rent for the first week of October. As the landlord has been successful in his application, I find that he is also entitled to recover the filing fee. I award the landlord \$2,237.50 and grant him a

monetary order under section 67 for this sum. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$2,237.50.

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 04, 2014

Residential Tenancy Branch

