



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, OPR, MNR, FF

### Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant, and one brought by the landlord(s). Both files were to be heard together; however the tenant did not join the conference call that was scheduled for the hearing and therefore the tenant's application has been dismissed, and I dealt solely with the landlords application.

The landlord's application is a request for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, and a request for a monetary order for outstanding rent totaling \$700.00. The landlords are also requesting recovery of their \$50.00 filing fee.

### Issue(s) to be Decided

At the beginning of the hearing the landlord stated that the tenant has vacated and they now have possession of the rental unit and they therefore no longer require an Order of Possession.

Therefore the issue I dealt with at today's hearing was whether or not the landlords have established monetary claim for outstanding rent and recovery of their filing fee.

### Background and Evidence

Landlords testified that:

- The tenant failed to pay the March 2015 rent and therefore a 10 day Notice to End Tenancy was posted on the tenant's door.
- The tenant subsequently filed a dispute of that notice, however as stated previously the tenant vacated the rental unit on March 31, 2015, and they now have possession of that unit.
- The tenant however has failed to pay any further rent, and therefore the full rent for the month of March 2015 is still outstanding in the amount of \$700.00.

### Analysis

I accept the landlord sworn testimony that the tenant has failed to pay the full March 2015 rent in the amount of \$700.00. I therefore allow the landlords request for a monetary order for outstanding rent and recovery of their \$50.00 filing fee.

### Conclusion

I have issued a monetary order in the amount of \$750.00.

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: April 09, 2015

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Residential Tenancy Branch

