



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This was a hearing with respect to the landlords' application for a monetary award for unpaid utilities. The hearing was conducted by conference call. The named landlord called in and participated in the hearing. The tenants did not attend, although they were served with the application and Notice of Hearing by registered mail sent to each respondent on October 2, 2014.

### Issue(s) to be Decided

Are the landlords entitled to a monetary award for unpaid utilities and if so, in what amount?

### Background and Evidence

The rental unit is a house in Surrey. The Tenancy began on February 1, 2013. The monthly rent was \$1,300.00, payable on the first of each month. The tenancy agreement provided that the tenants were responsible for paying 70% of the utility charges. When the lower suite of the rental property was occupied by other tenants, the utility charges were reduced to 60% of the total billed amounts.

The tenants gave the landlord notice in mid-June, 2014 that they intended to move out of the rental unit on June 30<sup>th</sup>. The tenants' cheque in payment of April 2014 utilities was returned because the tenants stopped payment on the cheque. Another cheque given in July was returned due to insufficient funds. The landlord submitted copies of utility bills, copies of the tenants' cheques, a monetary order worksheet as well as a copy of the tenancy agreement and addendum.

### Analysis

Based upon the undisputed evidence provided by the landlord, I am satisfied that the landlords are entitled to a monetary award for outstanding utilities from April, 2014 to July 2014 in the amount of \$507.52 as claimed.

Conclusion

I have award the landlords the sum of \$507.52. The landlords are entitled to recover the \$50.00 filing fee for their application, for a total award of \$557.52 and I grant the landlords an order under section 67 in the said amount. This order may be registered in the Small Claims Court and 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: April 30, 2015

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Residential Tenancy Branch

