



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, FF

Introduction

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the Tenant by mailing, by registered mail to where the tenant resides on February 23, 2015. The tenant failed to pick up the documents and the landlord personally served the Application for Dispute Resolution/Notice of Hearing on the Tenant between March 16, 2015 and March 20, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to A Monetary Order and if so how much?
- b. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a one year fixed term written tenancy agreement that provided that the tenancy would start on September 14, 2014, end September 30, 2015 and become month to month after that. The rent is \$1160 per month, parking \$50 per month and locker \$40 per month for a total of \$1250 per month payable in advance on the first day of each month. The tenant paid a security deposit of \$580 at the start of the tenancy. The tenant continues to reside in the rental unit.

The tenant(s) failed to pay the rent, parking and locker charge for the months of April and May 2015 and the sum of \$1566.14 remains owing.

Analysis - Monetary Order and Cost of Filing fee:

I determined the tenant has failed to pay the rent, parking and locker charge for the month(s) of April and May 2015 and the sum of \$1566.14 remains outstanding. I determined the landlord has given sufficient notice of their intention to claim for all of last month as provided in the Application for Dispute Resolution. **I granted the landlord a monetary order in the sum of \$1566.14 plus the sum of \$50 in respect of the filing fee for a total of \$1616.14**

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: May 14, 2015

Residential Tenancy Branch

