



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR FF

### Introduction

This hearing dealt with an application by the landlord for a monetary order for unpaid rent and utilities.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord submitted evidence that they served the tenant with the application for dispute resolution and notice of hearing by registered mail that was received on January 27, 2015. I found that the tenant was served with notice of the hearing on January 27, 2015, and I proceeded with the hearing in the absence of the tenant.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began in October or November 2011. Rent in the amount of \$700 was payable in advance on the first day of each month. The tenant was also responsible for the water bill. The tenancy ended on March 31, 2014. On that date, the landlord and the tenant signed a promissory note, whereby the tenant would make monthly payments of \$93.45 to the landlord, to pay a total outstanding amount of \$1495.20 for unpaid rent and water bills.

The landlord stated that the tenant failed to keep up his monthly payments, and the landlord now seeks a monetary order for the balance of the debt, in the amount of \$1214.75.

In support of their claim, the landlord submitted evidence including the following:

- a copy of the promissory note, signed by the tenant and the landlord on March 31, 2014; and
- a copy of the Landlord's Application for Dispute Resolution, filed December 31, 2014.

### Analysis

I am satisfied that the tenant owes the landlord \$1214.75 in unpaid rent and utilities. I grant the landlord this amount.

As the landlord's application was successful, they are also entitled to recovery of the \$50 filing fee for the cost of this application.

### Conclusion

I grant the landlord an order under section 67 for the balance due of \$1264.75. This order may be filed 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: June 15, 2015

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Residential Tenancy Branch

