



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, OPB, MNR, MNSD, MNDC, FF

### Introduction

The landlord applies for an order of possession and a monetary award for unpaid rent.

The tenant did not attend the hearing. He has vacated the premises and so an order of possession is no longer sought.

### Issue(s) to be Decided

Has the tenant been served? If so, what if anything is the landlord owed?

### Background and Evidence

The rental unit is a room in the upper portion of a house. The tenant shared kitchen and bathroom accommodation with two other, separate tenants, including the landlord.

The tenancy started in April 2015. The rent was \$750.00. The tenant did not pay any deposit money. He moved away on or about May 25, 2015.

The landlord testifies that the application for dispute resolution and notice of hearing were served on the tenant by registered mail sent May 12, 2015 addressed to the rental unit and by leaving a copy of the documents in the tenant's room while he was elsewhere on the premises on. The landlord testifies that he later discussed a possible settlement with the tenant and during that discussion the tenant indicated the matter would be left to today's hearing, indicating he was aware of the proceeding.

Analysis

On this evidence I find that the tenant has been duly served with the application and notice of hearing.

On the undisputed evidence I find that the landlord is owed the \$750.00 April rent and the \$750.00 May rent, less a total of \$677.00 paid by the tenant and as particularized in the landlord's application document.

I grant the landlord a monetary award of \$1005.00 plus the \$50.00 filing fee for a total of \$1055.00. There will be a monetary order against the tenant in that amount.

Conclusion

The monetary application is allowed.

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 18, 2015

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Residential Tenancy Branch

