



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Kampo Holdings Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, MNR, FF

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been served with the application for dispute resolution and notice of hearing sent via registered letter, the tenant did not participate in the conference call hearing.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began in or about 2006 and the tenant is obligated to pay \$368.99 in pad rent in advance on the first day of each month. The tenant failed to pay rent from December 2012 – March 2015 and the landlord seeks to recover unpaid rent for these 28 months as well as 28 months in late payment fees pursuant to the terms of the tenancy agreement. The landlord also seeks to recover the \$100.00 filing fee paid to bring their application.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant was obligated to pay \$368.99 in rent each month and that he failed to do so for a 28 month period. I find the landlord is entitled to recover this unpaid rent and I award them \$10,331.72. I further find that pursuant to the tenancy agreement, the tenant is liable for a late payment fee for each month in which rent is not paid on time and that this fee is payable for the aforementioned 28 month period. I award the landlord \$700.00. As the landlord has been successful in their claim, I find they should recover the \$100.00 filing fee and I award them this sum for a total award of \$11,131.72. I grant the landlord a monetary

order under section 67 for \$11,131.72. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$11,131.72.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: September 16, 2015

Residential Tenancy Branch

