



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord

The landlord provided documentary to confirm the tenant was served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 59(3) of the *Residential Tenancy Act (Act)* by registered mail on July 10, 2015 in accordance with Section 89. During the hearing I confirmed on the Canada Post website that the registered mail was successfully delivered on July 14, 2015.

Based on this evidence from the landlord, I find that the tenant has been sufficiently served with the documents pursuant to the *Act*.

The landlord confirmed the tenant has vacated the rental unit and she now has possession of the rental unit and no longer requires an order of possession. I amend the landlord's Application for Dispute Resolution to exclude the matter of possession.

### Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The landlord has submitted into evidence a copy of a tenancy agreement signed by the parties on May 1, 2014 for a month to month tenancy beginning on May 1, 2014 for a monthly rent of \$750.00 due on the 1<sup>st</sup> of each month.

The landlord testified the tenant failed to pay full rent for the months of June and July 2015. The landlord submits the tenant owes \$275.00 for the month of June 2014 and the full \$750.00 for the month of July 2015.

### Analysis

Based on the landlord's undisputed testimony and evidence I find the tenant failed to pay rent to the landlord in the amounts and for the months identified above.

### Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$1,075.00** comprised of \$1,025.00 rent owed and the \$50.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: September 10, 2015

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Residential Tenancy Branch

