



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNR, MNDC, OPR, MNR, FF

Introduction

This hearing was convened in response to an application by the tenant for an order setting aside a notice to end this tenancy for unpaid rent, and a *cross-application* by the landlord for an order of possession and a monetary order for unpaid rent. Despite having been personally served with the landlord's application for dispute resolution and the notice of hearing on August 07, 2015, and also themselves having made application for dispute resolution, the tenant did not participate in the conference call hearing. The landlord advised the tenant vacated September 11, 2015 and did not provide a forwarding address. The landlord solely seeks a monetary order for unpaid rent.

Issue(s) 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 started in July 2013. The tenant was obligated to pay \$700.00 per month in rent. The tenant failed to pay the rent for July 2015 and on July 03, 2015 the landlord personally served the tenant with a 10-day notice to end tenancy for unpaid rent. The tenant further failed to pay August and September 2015 rent and vacated 5 days before this hearing.

Analysis

As the tenant did not participate in the hearing to advance, support or otherwise defend their claim, their claim is **dismissed** without leave to reapply.

I accept the landlord's undisputed testimony and find that the tenant was obligated to pay \$700.00 per month in rent. The tenant has not paid the outstanding rent. I find that the landlord has established a monetary claim for unpaid rent for July to September 2015 in the sum amount of \$2100.00. The landlord is also entitled to recovery of the \$50.00 filing fee for a total award to the landlord of **\$2150.00**.

Conclusion

The tenant's application is **dismissed**.

I grant the landlord a Monetary Order under Section 67 of the Act for the amount due of **\$2150.00**. The Order must be served on the tenant. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on both parties.

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 15, 2015

Residential Tenancy Branch

