



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR, OPB, O

Introduction

This is an application brought by the Landlord requesting a Monetary Order in the amount of \$2000.00.

The applicant testified that the respondent(s) were served with notice of the hearing by personal service on August 25, 2015 however the respondent(s) did not join the conference call that was set up for the hearing.

It is my finding that the respondent(s) have been properly served with notice of the hearing and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether or not the applicant has established a monetary claim against the respondent, and if so in what amount.

Background and Evidence

The applicant testified that this tenancy began on March 1, 2015 with a monthly rent of \$800.00, and although the tenants had agreed to pay a security deposit, none was ever forthcoming.

The applicant further testified that the tenant failed to pay \$400.00 of the July 2015 rent, and failed to pay the full \$800.00 August 2015 rent and therefore on August 9 the tenants were served with 2 - 10 day Notices to End Tenancy.

The applicant further testified that the tenants failed to comply with the notice by the date required, and did not vacate the rental unit, completely, until September 30, 2015.

The applicant further stated that the tenants also failed to pay the September 2015 rent, however they did pay \$200.00 of the outstanding July 2015 rent.

The applicant is therefore requesting a reduced Monetary Order as follows:

July 2015 rent outstanding	\$200.00
August 2015 rent outstanding	\$800.00
September 2015 rent outstanding	\$800.00
Filing fee	\$50.00
Total	\$1850.00

Analysis

It is my finding that the applicant has established the full reduced claim requested.

I accept the landlord's testimony that rent for this unit was \$800.00 per month, and I also accept the landlord's testimony as to the amount of rent that is presently outstanding.

I therefore allow the landlords full claim of \$1850.00

Conclusion

Pursuant to section 67 of the Residential Tenancy Act I have issued a Monetary Order in the amount of \$1850.00.

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: November 02, 2015

Residential Tenancy Branch

