



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC HOUSING MANAGEMENT COMMISSION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

OPR, MNR, FF

Introduction

This hearing was convened in response to an application by the landlord for an Order of Possession due to unpaid rent, a Monetary Order to recover rental arrears and inclusive of recovery of the filing fee associated with this application.

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

The landlord advised the tenant vacated October 30, 2015, however there are outstanding rent arrears.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenant failed to pay rent in the month of October 2015 and on October 08, 2015 the landlord served the tenant with a notice to end tenancy for non-payment of rent stating that as of October 01, 2015 the tenant owed \$515.00 for rent. Prior to the tenant vacating they paid \$350.00 toward the rent arrears. The quantum of the landlord's monetary claim is for the balance of \$165.00 and the filing fee of \$50.00.

Analysis

Based on the landlord's testimony I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. The tenant has not paid the outstanding rent and has not applied for dispute resolution to dispute the notice.

I find that the landlord has established a claim for unpaid rent of \$165.00. The landlord is also entitled to recovery of the filing fee of \$50.00, for a total entitlement of \$215.00.

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$215.00**. 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: December 08, 2015

Residential Tenancy Branch

