



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 an application by the landlord for an order of possession and a monetary order. Although served with the Application for Dispute Resolution and Notice of Hearing by personal service on October 16, 2015, the tenant did not appear.

At the beginning of the hearing the landlord advised that the property had been sold and he was no longer asking for an order of possession.

Issue(s) to be Decided

Is the landlord entitled to a monetary order and, if so, in what amount?

Background and Evidence

This month-to-month tenancy commenced June 1, 2015. The monthly rent of \$1000.00 is due on the first day of the month. The tenant paid a security deposit of \$450.00.

On October 2, 2015 the landlord issued and personally served a 10 Day Notice to End Tenancy for Non-Payment of Rent for the October rent. The rental unit was sold as of October 31 and the tenancy agreement and security deposit were transferred to the purchaser. The tenant has not paid the October rent.

Analysis

I find that the landlord has established a total monetary claim of \$1050.00 comprised of arrears of rent for October in the amount of \$1000.00 and the \$50.00 fee paid by the landlord for this application and I pursuant to section 67 I grant the landlord a monetary order in this amount.

Conclusion

A monetary order in the amount of \$1050.00 has been granted to the landlord. If necessary, this order may be filed in the Provincial Court and 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: December 16, 2015

Residential Tenancy Branch

