



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes opr, opc, mnr, mndc

Introduction

The landlord has applied for dispute resolution of a dispute in the tenancy at the above noted address, and requests an Order of Possession and a Monetary Order.

The landlord attended the hearing, but the tenant did not attend the hearing. I accept the landlord's testimony that the tenant was personally served with the Application for Dispute resolution hearing package when it was handed to him on October 9, 2015. Such service satisfies the provisions of Sections 89(1) and 90 of the Residential Tenancy Act.

The tenant vacated the premises on November 3, 2015. The landlord confirmed at the hearing that she no longer seeks an Order of Possession. This issue is therefore dismissed as abandoned.

Issues to Be Decided

- Is the landlord entitled to a monetary award from the tenant for unpaid rent and utilities?
- Is the landlord entitled to recover her filing fee from the tenant?

Background and Evidence

The tenant rents the main floor of this 3 bedroom suite, and sublet one of the bedrooms to the tenant. His tenancy began September 1, 2015, with monthly rent of \$550.00, plus 1/6 of the utilities and internet for the unit. He paid a security deposit of \$275.00, and his September rent of \$550.00. The tenant did not pay his rent of \$550.00 for October, or his share of the utilities (\$11.74) or internet (\$7.50).

Analysis

The landlord is entitled to recover the rental arrears for October of \$550.00. The landlord is also entitled to recover the unpaid utilities and internet. Together, the total sum that is due by the tenant to the landlord is \$569.24, and this sum is ordered paid by the tenant to the landlord, pursuant to section 67 of the Residential Tenancy Act.

Conclusion

The tenant must pay the sum of \$569.24 to the landlord.

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 02, 2015

Residential Tenancy Branch

