



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 the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord and the tenant.

At the outset of the hearing the parties confirmed that the tenant has vacated the rental unit as of March 18, 2016. As such, the landlord no longer requires an order of possession and I amend the landlord's Application for Dispute Resolution to exclude the matter of possession.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The parties agreed the tenancy began in June 2013 on a month to month basis for the monthly rent of \$625.00 due on the 1st of each month.

The parties agreed the tenant had not paid rent for the month of March 2016. Despite his indication that he was in the process of filing his own claim against the landlord the tenant did not dispute that he owed the landlord rent for the month of March 2016.

Analysis

Based on the agreement of the tenant I find the landlord is owed rent for the month of March 2016 in the amount of \$625.00 as claimed by the landlord.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and grant a monetary order in the amount of **\$725.00** comprised of \$625.00 rent owed and the \$100.00 fee paid by the landlord for this application.

This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: April 27, 2016

Residential Tenancy Branch