



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB, MN

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the Act) for:

- an order of possession for breach of the tenancy agreement pursuant to section 55; and
- a monetary order for unpaid rent pursuant to section 67.

Both parties attended the hearing via conference call and provided undisputed affirmed testimony. The landlord stated that the tenant was served with the notice of hearing package and the submitted documentary evidence via Canada Post Registered Mail on May 20, 2016. The tenant provided affirmed testimony confirming receipt of the package in this manner. The tenant did not submit any documentary evidence. I accept the undisputed affirmed evidence of both parties and find that both parties have been properly served as per sections 88 and 89 of the Act. I find that the tenant has been deemed to have been properly served as per section 90 of the Act 5 days later.

At the outset, both parties confirmed that the tenant vacated the rental unit on May 31, 2016 and the landlord has withdrawn that portion of the application. As such, no further action is required for possession of the rental property.

Issue(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent?

Background and Evidence

While I have turned my mind to all the documentary evidence, and the testimony of the parties, not all details of the respective submissions and / or arguments are reproduced here. The principal aspects of the applicant's claim and my findings are set out below.

This tenancy began on June 1, 2015 on a fixed term tenancy ending on May 31, 2016 as shown by the submitted copy of the signed tenancy agreement dated June 1, 2015. The monthly rent is \$600.00 payable on the 1st day of each month and no security deposit was paid.

The landlord provided undisputed affirmed testimony that the tenant was in rental arrears for \$3,937.00 and has provided a written statement detailing the rental arrears dating from April 1, 2015 until May 2016.

The tenant provided undisputed affirmed testimony confirming that, "I didn't pay the rent for a while" and has confirmed that he was in arrears for \$3,937.00 as claimed by the landlord.

Analysis

I accept the undisputed affirmed evidence of both parties and find that the landlord has established a claim of \$3,937.00 in rental arrears. The landlord has provided a written statement detailing the arrears and the tenant has provided affirmed testimony confirming the rental arrears as claimed by the landlord. On this basis, I find that the landlord is entitled to a monetary order for \$3,937.00.

Conclusion

The landlord is granted a monetary order for \$3,937.00.

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: June 17, 2016

Residential Tenancy Branch