



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0821149 B.C. LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNSD, FF

### Introduction

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This hearing dealt with an application by the landlord for a monetary order and an order to recover the filing fee for this application. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on April 13, 2016, the tenant did not participate in the conference call hearing. The landlord gave affirmed evidence.

### Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background, Evidence

The landlord's undisputed testimony is as follows. The tenancy began on December 2, 2015 and ended on March 30, 2016. The tenants were obligated to pay \$530.00 per month in rent. The tenant did not pay a security deposit. The landlord stated that the tenant failed to pay rent in the months of February and March and on March 18, 2016 the landlord issued a Ten Day Notice to End Tenancy for Unpaid Rent or Utilities. The landlord also seeks \$20.59 for a damaged intercom switch that the tenant broke. The landlord stated that as of today's hearing the amount of unpaid rent is \$267.50.

### Analysis

While I have turned my mind to all the documentary evidence and the testimony of the landlord, not all details of the respective submissions and arguments are reproduced here. The principal aspects of the landlords claim and my findings around each are set out below. The landlord submitted documentary evidence to support his claim for the

loss of rent of \$267.50 as well as the broken intercom switch of \$20.59. Based on the documentation before and the undisputed testimony of the landlord I find that the landlord has proven their claim.

The landlord is also entitled to the recovery of his \$100.00 filing fee for this application.

Conclusion

The landlord has established a claim for \$388.09. I grant the landlord an order under section 67 for the balance due of \$388.09. This order may be filed in the Small Claims 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: August 24, 2016

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Residential Tenancy Branch

