



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

The landlord applies for an order of possession and a monetary award for unpaid rent. He has sold the property as of June 20, 2016 and no longer seeks an order of possession.

The tenant did not attend the hearing within fifteen minutes after its scheduled start time.

The landlord testifies that he served the tenant with the application and with notice of this hearing by registered mail to the dispute address, where the tenant was then residing. Canada Post records for the mail (tracking number shown on cover page of this decision) show that the mail was delivered to the tenant on July 14, 2016.

I find that the tenant has been duly served in accordance with s. 89 of the *Residential Tenancy Act*.

The landlord testifies that he had sold the premises to a Mr. J. effective February 1, 2016 and that Mr. J. had rented the four bedroom home to the tenant. Mr. J. failed to complete the purchase. The landlord continued as the registered owner to the tenant's knowledge.

He says the tenant failed to pay any of the monthly rent of \$3900.00 for March, April or May 2016.

On this evidence I find that the tenant owes the landlord \$11,700.00 for unpaid rent. I also award the landlord recover of the \$100.00 filing fee paid for this application.

There will be a monetary order against the tenant for the total of \$11,800.00.

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: August 16, 2016

Residential Tenancy Branch