



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Elk Valley Investments Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, FF

Introduction

This is an application brought by the Landlord(s) requesting a Monetary Order in the amount of \$1800.00 and recovery of the \$100.00 filing fee.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on February 4, 2016; however the respondent(s) did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent(s) have been properly served with notice of the hearing and I therefore conducted the hearing in the respondent's absence.

The testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether or not the applicant has established monetary claim against the respondent, and if so in what amount.

Background and Evidence

The applicant testified that this tenancy began on April 2, 2015 with a monthly rent of \$800.00 due on the first of each month.

The applicant further testified that no security deposit was required at the beginning of the tenancy.

The applicant further testified that, in August of 2015, the tenants failed to pay \$200.00 of the August rent.

The applicant further testified that the tenants also failed to pay any rent for the months of September 2015, and October 2015, and subsequently vacated on October 21, 2015, after receiving a 10 day Notice to End Tenancy.

The applicant states that they are requesting a Monetary Order for the outstanding rent totaling \$1800.00, and also request recovery of their \$100.00 filing fee.

Analysis

The applicant has provided a copy of the tenancy agreement that clearly shows that the respondents agreed to pay \$800.00 per month beginning on April 1, 2015 and also clearly shows that no damage deposit was required.

It is also my finding that the landlord has shown that the tenants failed to pay \$200.00 of the August 2015 rent, and failed to pay any rent for the months of September 2015 and October 2015, and I therefore allow the landlords claim for \$1800.00 in outstanding rent.

Having allowed the landlords full claim I also allow the request for recovery of the \$100.00 filing fee.

Conclusion

Pursuant to section 67 and 72 of the Residential Tenancy Act I have issued a Monetary Order in the amount of \$1900.00.

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: September 20, 2016

Residential Tenancy Branch