



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order.

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

The landlord testified and provided documentary evidence to confirm the tenant was served with the notice of hearing documents and this Application for Dispute Resolution, pursuant to Section 59(3) of the *Residential Tenancy Act (Act)* by registered mail on February 15, 2016 in accordance with Section 89. Section 90 of the *Act* deems documents served in such a manner to be received on the 5th day after they have been mailed.

The landlord testified that he was provided with the tenant's forwarding address from the grandfather of the tenant's children who was living in the unit with the tenant's children when the tenancy ended and after the tenant had abandoned the property.

Based on the testimony of the landlord, I find that the tenant has been sufficiently served with the documents pursuant to the *Act*.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to a monetary order for unpaid rent; for compensation for travel costs 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 *Act*.

Background and Evidence

The landlord submitted into evidence a copy of a tenancy agreement signed by the parties on July 23, 2015 for a 6 month fixed term tenancy beginning on September 1, 2015 for a monthly rent of \$1,500.00 due on the 1st of each month.

The landlord confirmed the tenancy ended after he obtained an order of possession and a monetary order for unpaid rent. The landlord received a monetary order for rent for the month of January 2016.

The landlord stated that the tenant also failed to pay the full month's rent for the month of December 2015 and he seeks \$500.00 for that period. He also confirmed the tenant paid not rent for the month of February 2016 and he seeks \$1,500.00 for this period.

The landlord also seeks compensation for the costs of travelling from his home to deal with the eviction of the tenant in February 2016. In support of this claim the landlord has submitted his flight tickets and itinerary.

Analysis

I accept the landlord's undisputed testimony that the tenant has failed to pay rent in the amount of \$2,000.00 as claimed and find the tenant owes the landlord for this amount.

As to the landlord's costs for air travel from his home location to the residential property location, I find that those are the costs of doing business when managing a property remotely and are therefore not recoverable from the tenant. I dismiss this portion of the landlord's claim.

Conclusion

I find the landlord is entitled to monetary compensation pursuant to Section 67 and I grant a monetary order in the amount of **\$2,100.00** comprised of \$2,000.00 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: September 26, 2016

Residential Tenancy Branch