



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This was a hearing with respect to the landlord's application for a monetary order for unpaid rent. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not attend although he was personally served with the application and Notice of Hearing on two occasions. The tenant was served with the documents in the presence of a witness on July 29, 2016.

### Issue(s) to be Decided

Is the landlord entitled to a monetary award for unpaid rent and if so, in what amount?

### Background and Evidence

The rental unit is an apartment in Kamloops. The tenancy began on September 1, 2015 for a six month term ending February 29, 2016. The applicant has acted throughout the tenancy as the landlord and agent for the owner of the rental unit. Monthly rent was \$800.00. The tenant did not pay any security deposit or pet deposit. The tenancy was extended to April 30, 2016 and it ended pursuant to a written Mutual agreement to end tenancy on April 30, 2016 when the tenant moved out.

The tenant did not pay the full rent for March 2016. He paid \$300.00, leaving \$500.00 unpaid and he paid no rent for April. The tenant promised verbally and in writing to pay the sum of \$1,300.00 due for rent, but he has neglected or refused to do so.

### Analysis

The landlord provided testimony and documentary evidence including a signed statement from the tenant acknowledging his indebtedness to the landlord for rental arrears in the amount of \$1,300.00. Based on the undisputed evidence provided, I allow the landlord's claim in the amount of \$1,300.00. The landlord is entitled to recover the \$100.00 filing fee for this application for a total award of \$1,400.00. This order may be registered in the Small Claims Court and enforced as an order of that court

### Conclusion

The landlord's claim is allowed in the amount stated.

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: January 31, 2017

---

Residential Tenancy Branch