



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNR, FF

Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has requested compensation for unpaid rent and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

The landlord provided affirmed testimony on August 15, 2016 copies of the Application for Dispute Resolution and Notice of Hearing were sent to the tenant by registered mail. The landlord used the forwarding address provided by the tenant. A Canada Post tracking number and receipt was provided as evidence of service.

The landlord supplied the Canada Post tracking information that indicated the tenant signed accepting the registered mail on August 18, 2016.

I find that these documents were received on August 18, 2016 in accordance with section 89 and 90 and 90 of the *Act*.

The tenant did not appear at the hearing.

Issue(s) to be Decided

Is the landlord entitled to compensation in the sum of \$500.00 for June 2016 rent owed?

Background and Evidence

The tenancy had been a fixed term that was to end June 30, 2016 but the landlord was willing to allow the tenancy to end earlier and to reduce the rent from \$1,250.00 to \$500.00 for that month if the tenant were to vacate June 15, 2016. The landlord supplied a copy of the tenancy agreement.

The tenancy ended effective June 17 or 18, 2016 when the tenant vacated. The tenant vacated and did not pay any rent in June 2015.

The tenant did not attend the hearing to oppose the claim.

Analysis

Based on the evidence before me and that absence of the tenant who was served with Notice of this hearing, I find that the claim is unopposed.

Therefore, I find pursuant to section 67 of the act that the landlord is entitled to compensation as claimed, in the sum of \$500.00 for June 2016 rent.

As the landlord's application has merit I find, pursuant to section 72 of the Act that the landlord is entitled to recover the \$100.00 filing fee from the tenant for the cost of this Application for Dispute Resolution.

Based on these determinations I grant the landlord a monetary order in the sum of \$600.00. In the event that the tenant does not comply with this order, it may be served on the tenant, filed with the Province of British Columbia Small Claims Court and enforced as an order of that Court.

Conclusion

The landlord is entitled to a monetary order for unpaid rent.

The landlord is entitled to filing fee costs.

This decision is final and binding and 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: February 09, 2017

Residential Tenancy Branch