



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MaxSave Real Estate Services Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This is an application brought by the Landlord(s) requesting a monetary order in the amount of \$5510.00 and an order of possession based on a Notice to End Tenancy for nonpayment of rent.

The applicant testified that the respondent was served with notice of the hearing by registered mail that was mailed on February 15, 2017, however the respondent 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 has been properly served with notice of the hearing, and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

Issue(s) to be Decided

By the date of the hearing the landlord already had an Order of Possession from a previous hearing, and therefore the issue I dealt with today is whether or not the applicant has established a monetary claim against the respondent, and if so in what amount.

Background and Evidence

The applicant testified that this tenancy began on February 1, 2014 and that the tenant vacated the rental unit on March 7, 2017, pursuant to an Order of Possession.

The landlord further testified that, on the date that the tenant vacated, the following rent was still outstanding:

November 2016 rent outstanding	\$455.00
December 2016 rent outstanding	\$1230.00
January 2017 rent outstanding	\$1275.00
February 2017 rent outstanding	\$1275.00
March 2017 rent outstanding	\$1275.00
Total	\$5510.00

Analysis

It is my finding that the applicant has shown that there is a total of \$5510.00 in rent outstanding. The applicant has supplied an extensive reconciliation of all rent due and all rent paid from July 1, 2015 through March 1, 2017, that clearly shows that the above rent has not been paid.

I therefore allow the applicants full claim for \$5510.00.

Conclusion

Pursuant to section 67 of the Residential Tenancy Act, I have issued a Monetary Order in the amount of \$5510.00.

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: March 20, 2017

Residential Tenancy Branch