



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROCKWELL MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

OPR, MNR

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by *registered mail* in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

The landlord advised at the outset of the tenancy the tenant had vacated, likely at end of April 2017 or soon thereafter. Therefore, the landlord solely seeks a Monetary Order unpaid rent.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on October 01, 2015. Rent in the amount of \$1100.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord did not collect a security deposit from the tenant and does not retain same. The tenant failed to pay rent in the month of March 2017 and on March 29, 2017 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the month of April 2017.

Analysis

Based on the landlord's evidence I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. The tenant has vacated but has not paid the outstanding rent for March and April 2017.

I find the landlord has established a monetary claim for unpaid rent in the sum of **\$2200.00**.

I grant the landlord an Order under Section 67 of the Act for the amount of **\$2200.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

Conclusion

The landlord's application in relevant part is granted.

This Decision is final and binding.

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: May 17, 2017

Residential Tenancy Branch