



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 convened in response to an application by the landlord for a monetary order. The hearing was conducted by conference call.

The landlord was represented in the hearing. The tenant did not attend although served with the application and Notice of Hearing as well as supporting evidence sent by registered mail to the respective forwarding addresses provided by the tenant. The landlord provided proof of mail registration inclusive of the tracking number for the mail.

Issue(s) to be Decided

Is the landlord entitled to a monetary order in the amount claimed?

Background and Evidence

The undisputed relevant testimony and evidence of the landlord is that the tenancy started June 01, 2016 and ended August 31, 2016 when the tenant vacated. The landlord provided copy of the tenancy agreement which shows the rent payable under the tenancy agreement did not include any utilities. The landlord provided evidence that at the end of the tenancy the tenant's utilities account with the City remained in arrears with an outstanding amount for unpaid utilities to the end of the tenancy. The landlord provided evidence the tenant's utility account subsequently was sent to the landlord for payment as owner of the property. The landlord claims unpaid utilities in the amount of \$297.97.

Analysis

I accept the landlord's testimony and documentary evidence submitted as establishing

the tenant owes the landlord for unpaid utilities in the amount claimed of \$297.97. The landlord is further entitled to recover the \$100.00 filing fee paid for their application, for a total award of **\$397.97**.

I grant the landlord an Order under Section 67 of the Act for the amount of **\$397.97**. 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 has been 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 16, 2017

Residential Tenancy Branch