



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MND, MNR

Introduction

The Application for Dispute Resolution filed by the landlord makes the following claims:

- a. A monetary order in the sum of \$1101 for unpaid rent and fees.
- b. An order to recover the cost of the filing fee

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Application for Dispute Resolution/Notice of Hearing was served on the tenant by mailing, by registered mail to where the tenant resides on January 30, 2017. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to A Monetary Order and if so how much?
- b. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence:

The parties entered into a written tenancy agreement that provided that the tenancy would start on December 29, 2014. The rent is \$610 per month payable on the first day of each month.

The tenant(s) failed to pay the rent for the months of November 2015 (\$426 is owed) and January 2016 (\$610 is owed). In addition the tenant owes two \$20 NSF fees and an \$25 charge back for the gas bill.

The tenant(s) vacated the rental unit at the end of January 2016.

Analysis

With respect to each of the landlord's claims I find as follows:

- a. I determined the landlord is entitled to \$426 for non-payment of the rent for November 2015.
- b. I determined the landlord is entitled to a \$20 NSF fee for November.
- c. I determined the landlord is entitled to \$610 for non-payment of the rent for January 2016.
- d. I determined the landlord is entitled to a \$20 NSF fee for January.
- e. I determined the landlord is entitled to a \$25 charge back for the payment of the gas bill.

Conclusion:

I ordered that the tenant pay to the landlord the sum of \$1101 plus \$100 for the cost of the filing fee for a total of \$1201.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial Court and enforced as an Order of that Court.

This decision is final and binding on both parties.

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: July 11, 2017

Residential Tenancy Branch