



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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 personally served with the application for dispute resolution and notice of hearing on July 14, 2017 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 July 31, 2017. The landlord solely seeks a Monetary Order for unpaid rent.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on April 01, 2017. Rent in the amount of \$1400.00 was 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. The tenant failed to pay all rent in the month of April and May 2017, paying solely \$1000.00 each month. On June 21, 2017 the landlord served the tenant with a notice to end tenancy for non-payment of rent for

June 2017. The tenant further failed to pay rent in the month of July 2017. The tenant seeks all of the unpaid rent in the sum of \$3600.00.

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 April through to July 2017.

I find the landlord has established a monetary claim for unpaid rent in the sum of **\$3600.00**.

Conclusion

I grant the landlord an Order under Section 67 of the Act for the amount of **\$3600.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

The landlord's application 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: September 13, 2017

Residential Tenancy Branch