



Dispute Resolution Services

Page: 1

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 pursuant to the *Residential Tenancy Act* (the Act), in which they seek unpaid rent and recovery of the filing fee.

I accept the landlord's evidence that despite the tenant having been served by registered mail with the application for dispute resolution and notice of this hearing in accordance with Section 89 of 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 make submissions.

The landlord submitted proof of registered mail service to the tenant sent to the address provided the landlord by the tenant.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began Jan 02, 2018. Rent in the amount of \$890.00 per month was payable in bi-weekly payments each \$445.00 up to the payable monthly limit. The tenant vacated June 30, 2019 but failed to pay the rent owed for the last 2 months of occupancy, May and June 2019. The landlord seeks the unpaid rent for May and June 2019 in the sum of \$1780.00.

Analysis

Based on the landlord's undisputed evidence I find that the tenant vacated the rental unit but did not pay the outstanding rent for May and June 2019.

I find the landlord has established a monetary claim for unpaid rent in the sum of \$1780.00 and is further entitled to recover the filing fee for a sum award of \$1880.00.

Therefore,

I grant the landlord an Order under Section 67 of the Act for the amount of **\$1880.00**. 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 is granted and is provided a Monetary Order in the above terms.

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: November 05, 2019

Residential Tenancy Branch