



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: MNR, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent and the recovery of the filing fee. Both parties attended this hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The tenant represented herself. The corporate landlord was represented by their agent.

As both parties were in attendance, I confirmed service of documents. The tenant confirmed receipt of the landlord's evidence and stated that she had not filed any of her own. I find that the tenant was served with evidentiary materials in accordance with sections 88 and 89 of the *Act*.

Issues to be decided

Is the landlord entitled to a monetary order to recover unpaid rent and the filing fee?

Background and Evidence

The tenancy started in June 2010. The current monthly rent is \$1,214.00 due in advance on the first of each month.

The tenant agreed that she had failed to pay rent for May 2020 and owed the landlord a total of \$1,238.00 which included a late payment fee of \$25.00. The tenant also agreed to cover the filing fee of \$100.00, incurred by the landlord for a total of \$1,338.00.

Analysis

Based on the sworn testimony of both parties, I find that the tenant owes the landlord rent for May 2020, late fees and the filing fee in the total amount of \$1,338.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for \$1,338.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord a monetary order for **\$1,338.00**.

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 22, 2020

Residential Tenancy Branch