



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent, unpaid utilities and the filing fee.

The notice of hearing was served on the tenant on April 25, 2020, by registered mail. The landlord provided a tracking number. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord's agent attended the hearing and was given full opportunity to present evidence and make submissions.

At the start of the hearing the landlord informed me that the tenant had moved out on or about April 30, 2020. Since the tenant has moved out, the landlord withdrew his application for an order of possession. Accordingly, this hearing only dealt with the landlord's monetary claim for unpaid rent, unpaid utilities and the filing fee.

Issues to be decided

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

Background and Evidence

The landlord testifies that the tenancy started in October 2019. The monthly rent was \$1,800.00 due in advance on the first of each month and did not include utilities. Prior to moving in the tenant paid a security deposit of \$400.00. There is no written tenancy agreement.

The landlord testified that the tenant failed to pay rent for March and April 2020. The tenant moved out on April 30, 2020 without providing the landlord with a forwarding address.

The landlord has applied to recover rent for March and April 2020 plus utilities in the total amount of \$3,930.00. The landlord filed a copy of the outstanding utilities.

Analysis

Based on the undisputed sworn testimony of the landlord and in the absence of evidence to the contrary, I accept the landlord's testimony in respect of his claim. I find that the tenant owes rent for March and April 2020 plus utilities in the total amount of \$3,930.00. The landlord has proven his case and is therefore also entitled to the recovery of the filing fee in the amount of \$100.00.

Overall the landlord has established a claim of \$4,030.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for this amount. 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 **\$4,030.00**.

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