



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNR

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for a monetary order for unpaid rent and unpaid utilities. 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 parties represented themselves.

As both parties were in attendance, I confirmed service of documents. The tenant confirmed receipt of the landlord's evidence and stated that he had not filed any of his 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 unpaid utilities?

Background and Evidence

The tenancy started in August 2019. The current monthly rent is \$2,300.00 due in advance on the first of each month and does not include utilities.

The tenant agreed that at the time of the hearing he owed rent in the amount of \$9,200.00 plus utilities in the amount of \$224.95.

During the hearing the landlord informed me that she was granted an order of possession during a hearing that was conducted on March 20, 2020 and is planning to enforce it once the Province wide state of emergency is lifted. The tenant agreed to pay outstanding rent when he returned to work

Analysis

Based on the sworn testimony of both parties, I accept the landlord's evidence in respect of the claim.

I find that the landlord is entitled to \$9,424.95 for unpaid rent and unpaid utilities. 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 **\$9,424.95**

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: June 23, 2020

Residential Tenancy Branch