



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 filing fee.

The landlord testified that the notice of hearing and evidence package was served on the tenant on June 16, 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 attended the hearing and was given full opportunity to present evidence and make submissions.

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 on September 15, 2019. The monthly rent is \$1,850.00 due in advance on the first of each month.

The landlord testified that the tenant failed to pay rent that was due on April 01, 2020 and despite several text messages to the tenant, the rent remained unpaid. The landlord stated that the tenant stopped responding to his messages and did not open the door to the landlord. The tenant has continued to occupy the rental unit without paying rent and as of the date of this hearing the landlord stated that the tenant owes a total of \$7,400.00 in unpaid rent.

The landlord has filed copies of text messages between himself and the tenant and copies of bank statements to confirm receipt and non receipt of rent.

The landlord is applying for a monetary order in the amount of \$7,400.00 for unpaid rent for the months of April, May, June and July 2020 plus \$100.00 for the filing fee.

Analysis

Based on the undisputed sworn testimony of the landlord, the documents filed into evidence and in the absence of evidence to the contrary, I accept the landlord's evidence in respect of the claim.

I find that the landlord is entitled to his monetary claim of \$7,400.00 for unpaid rent. Since the landlord has proven his case, I grant him the recovery of the filing fee of \$100.00 for a total established claim of \$7,500.00.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for \$7,500.00. 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 **\$7,500.00**.

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: July 10, 2020

Residential Tenancy Branch