



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, MNDL, FFL

Introduction

The landlords apply for a monetary award for unpaid rent and late fees.

All parties attended the hearing and were given the opportunity to be heard, to present sworn testimony and other evidence, to make submissions, to call witnesses and to question the other. Only evidence that had been traded between the parties was accepted during the hearing.

The landlords indicate they had filed an amendment to their claim seeking to recover July and August 2020 rents and a bill for repair to the garage. Those amendments do not appear on the application as it is shown on the Residential Tenancy Branch database. However, at hearing the tenant agreed to deal with the July/August rent claims. She disputes the garage repair claim and so I decline to deal with it at this hearing. The landlords are free to apply or re-apply as the case may be, to pursue the garage repair claim.

The tenant acknowledges that she owes \$1000.00 for the balance of May 2020 rent, \$1250.00 for full June rent, two \$25.00 late charges as per the tenancy agreement, July rent of \$1250.00 and August rent of \$1250.00. She indicates that she has applied for a CERB grant from the federal government but that the processing of her application has been delayed for reasons beyond her control.

In result, the landlords are entitled to a monetary award of \$4800.00 plus recovery of the \$100.00 filing fee. They will have a monetary order against the tenant for the total amount of \$4900.00.

This decision was rendered at hearing and 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: August 10, 2020

Residential Tenancy Branch