



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, FFL

Introduction

The landlord applies for a monetary award for unpaid rent.

The respondent tenant did not attend for the hearing within 10 minutes after its scheduled start time at 1:30 p.m. on September 8, 2020. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord and this arbitrator were the only ones who had called into this teleconference during that period.

The landlord testified that he personally served the tenant with the Notice of Dispute Resolution Proceeding document at the rental unit on July 20, 2020. He files the affidavit of Ms. C.M.P. attesting that she saw him do so. On this evidence I find the tenant to have been duly served.

On the undisputed evidence of Mr. R.P. I find the tenant owes \$2041.74 in unpaid rent for June and July 2020, as claimed. I award the landlord that amount plus recovery of the \$100.00 filing fee. He will have a monetary order against the tenant for the total of \$2141.74.

The rents from those months would appear to be “affected rent” according to Residential Tenancy Policy Guideline 52: “COVID-19: Repayment Plans and Related

Aug-20 Measures.” The landlord has been directed to the Residential Tenancy Branch for instruction regarding payment or enforcement of the monetary order.

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: September 08, 2020

Residential Tenancy Branch