



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPITAL REGION HOUSING
CORPORATION and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNRL-S, MNDCL-S, FFL

Introduction

The landlord applies for a monetary award for unpaid rent and parking fees.

Neither respondent tenant attended for the hearing within 20 minutes after its scheduled start time at 1:30 p.m. on November 5, 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's representatives and this arbitrator were the only ones who had called into this teleconference during that period.

Ms. CK for the landlord demonstrated that each tenant was served with the Notice of Dispute Resolution Proceeding by registered mail sent July 23, 2020 to each tenant at the rental unit (Canada Post tracking numbers shown on cover page of this decision). Canada post records show that the mail was delivered on each tenant on July 24. On this evidence I find that the tenants have been duly served.

Ms. CK demonstrated that the landlord, as per the filed tenancy agreement, is CRHC and not Ms. MK. She is merely an employee of CRHC. In my view this could cause no confusion to the respondent tenants. I hereby amend the application to add CRHC as an applicant landlord.

The tenants vacated the property sometime before September 18, 2020, the day the landlord's representative entered the rental unit and determined it had been abandoned. Neither has provided a forwarding address in writing to the landlord.

Ms. CK adduced the tenant ledger for this tenancy and proved that the tenants owe rent of \$1000.00 for April 2020 and \$1750.00 for each of the three months May, June and July 2020. I award the landlord CRHC \$6250.00, as claimed.

Ms. CK shows the tenants also owe the landlord CRHC \$30.00 for parking for each of the months May and June 2020. I award the landlord CRHC \$60.00, as claimed.

In total I award the landlord CRHC \$6310.00 plus recovery of the \$100.00 filing fee for this application. I authorize it to keep the \$875.00 security deposit and \$875.00 pet damage deposit it holds, in reduction of the award. The landlord CRHC will have a monetary order against the tenants for the remainder of \$4660.00.

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: November 05, 2020

Residential Tenancy Branch