



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding WALDORF MANOR  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** MNR, MNDC, FF

### **Introduction**

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

The landlord testified that on June 16, 2022, she served the tenant with the notice of hearing in person. 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.

At the start of the hearing the landlord informed me that the tenant has paid all rent owed. Accordingly, this hearing only dealt with the landlord's application for unpaid utilities and the recovery of the filing fee.

### **Issues to be decided**

Is the landlord entitled to unpaid utilities and the filing fee?

### **Background and Evidence**

The landlord testified that the tenancy started on May 01, 2019. The monthly rent is \$1,421.00 per month due on the 1<sup>st</sup> of each month. Prior to moving in the tenant paid a security deposit of \$700.00.

The landlord testified that the tenant's partner moved out on June 16, 2022, and closed the Hydro account, that was in his name. The service was not cut off and the tenant continued to utilize the services without receiving a bill. The landlord testified that at the time of the hearing the outstanding bill was \$508.81 and filed a copy of the bill.

The landlord is claiming \$508.81 for the cost of utilities plus \$100.00 for the recovery of the filing fee.

### **Analysis**

Based on the undisputed testimony of the landlord and the documents filed into evidence, I find that the tenant owes \$508.81 for the cost of Hydro and the landlord is entitled to her claim. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$100.00.

Overall, the landlord has established a claim of \$608.81. 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 in the amount of \$608.81.

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: March 06, 2023

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Residential Tenancy Branch