



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPR, MNR, FF

### Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent as well as to recover the filing fee for this proceeding. At the beginning of the hearing the Landlord said the Tenant had moved out and as a result, the Landlord abandoned his application for an Order of Possession.

The Landlord said he posted a copy of the Application and Notice of Hearing on the Tenant's door on May 14, 2009 and also served him in person that day. I find that the Tenant was served as required under s. 89 of the Act and the hearing proceeded in the Tenant's absence.

### Issues(s) to be Decided

1. Are there arrears of rent and if so, how much?

### Background and Evidence

This tenancy started on November 11, 2008 and ended on or about June 9, 2009 when the Tenant moved without any notice. Rent was \$1,100.00 per month payable on the 1<sup>st</sup> day of each month. The Landlord said the Tenant had arrears of rent for April 2009 of \$600.00 and for May of \$1,100.00 and as a result, he served the Tenant with a 10 Day Notice to End Tenancy for Unpaid Rent on May 2, 2009. The Landlord claimed the Tenant has not paid any of the arrears and has not paid rent for June, 2009.

### Analysis

In the absence of any evidence from the Tenant to the contrary, I find that the Landlord is entitled to recover rent arrears for April 2009 of \$600.00, for May 2009 of \$1,100.00 and for June 1-15, 2009 in the amount of \$550.00. As the Landlord has been successful in this matter, he is also entitled to recover the \$50.00 filing fee for this proceeding.



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## Conclusion

A monetary order in the amount of **\$2,300.00** has been issued to the Landlord and a copy of the Order must be served on the Tenant. If the amount is not paid by the Tenant, the Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an order of that court.

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: June 16, 2009.

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Dispute Resolution Officer