

DECISION

Dispute Codes: OPR, MNR and FF

Introduction

This application was brought by the landlord seeking an Order of Possession pursuant to a 10-day Notice to End Tenancy for unpaid rent served in person on October 10, 2009. The landlord also sought a Monetary Order for the unpaid rent and loss of rent and recovery of the filing fee for this proceeding.

At the commencement of the hearing, the landlord advised that the tenant had vacated the rental unit on October 29, 2009 and withdrew the request for the Order of Possession.

Despite having been served with the Notice of Hearing served in person on October 16, 2009, the tenant did not call in to the number provided to enable his participation in the telephone conference call hearing. Therefore, it proceeded in his absence.

Issues to be Decided

This application requires a decision on whether the landlord is entitled to a Monetary Order for the unpaid rent, loss of rent and recovery of the filing fee for this proceeding.

Background and Evidence

This tenancy began on May 1, 2009. Rent was \$1,300 per month and there was no security deposit.

During the hearing, the landlord gave evidence that the Notice to End Tenancy had been served when the tenant had failed to pay the rent for October which remained unpaid at the time of the hearing.

In addition, the landlord had amended his application to request loss of rent for November and gave explanation that, partly as a result of the tenant's two large dogs, the rental unit had been left in such a state that it would not be possible to get a new tenant for November.

Analysis

In the absence of evidence to the contrary, I find that the landlord is entitled to Monetary Order for the rent for October and loss of rent for November, and to recover the filing fee for this proceeding as follows:

October 2009 rent	\$1,300.00
November 2009 loss of rent	1,300.00

Filing fee	50.00
TOTAL	\$2,650.00

Conclusion

The landlord's copy of this decision is accompanied by a Monetary for \$2,650.00, enforceable through the Provincial Court of British Columbia, for service on the tenant.