

DECISION

Dispute Codes: MNR and FF

Introduction

This application was brought by the landlord on April 1, 2010 seeking a Monetary Order for unpaid rent and recovery of the filing fee for this proceeding.

As a matter of note, this tenancy was the subject of a hearing on July 15, 2009 on the landlord's application for an Order of Possession pursuant to a Notice to End Tenancy for unpaid rent. The landlord was granted an Order of Possession effective two days from service but deferred application for a Monetary Order until the total claim had been ascertained and to allow for voluntary payment.

Despite having been served with the Notice of Hearing sent by registered mail to the address provided by the tenant on her move-out condition inspection report form, the tenant did not call in to the number provided to enable her participation in the telephone conference call hearing. Therefore, it proceeded in her absence.

Issues to be Decided

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

Background and Evidence

This tenancy began on February 1, 2004 and rent was \$393 per month. The landlord regained possession under the Order of Possession on or about July 22, 2009.

During the hearing, the landlord gave evidence that the tenant had been issued with a Notice to End Tenancy on April 9, 2009 after the tenant had a rent shortfall for February 2009 of \$19 and had paid no rent for March or April of 2009.

When the tenant had made no payments by June 15, 2009, the landlord made application for dispute resolution and obtained the Order of Possession, resulting in the tenancy ending on July 22, 2009.

Analysis

I find that the landlord is entitled to a Monetary Order all of the unpaid rent plus recovery of the filing fee for this proceeding, calculated as follows:

February 2009 rent shortfall	\$ 19.00
March 2009 rent	393.00
April 2009 rent	393.00
May 2009 rent	393.00
June 2009 rent	393.00
July 2009 rent	393.00
Filing fee	50.00
TOTAL	\$2,034.00

Conclusion

The landlord's copy of this decision is accompanied by a Monetary Order, enforceable through the Provincial Court of British Columbia, for **\$2,034.00** for service on the tenant.

July 27, 2010