



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on February 21, the tenant did not participate in the conference call hearing.

At the outset of the hearing the landlord advised that he wished to withdraw his claim for an order of possession as the tenant had vacated the rental unit. The hearing proceeded to deal exclusively with the claim for a monetary order.

Issue to be Decided

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

The landlord's undisputed evidence is as follows. The tenant was obligated to pay rent in the amount of \$1,200.00 in advance on the first day of each month. The tenant failed to pay rent in the months of December 2010, January 2011 and February 2011. The tenant had arrears for utility payments totalling \$300.00 which were left unpaid at the end of the tenancy.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant failed to pay rent in the months of December – February inclusive and I award the landlord \$3,600.00. I find that the tenant failed to pay \$300.00 of the utility charges owing for the unit and I award the landlord a further \$300.00. I grant the landlord an order under section 67 for \$3,900.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$3,900.00.

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: March 07, 2011

Residential Tenancy Branch