



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This hearing dealt with an application by the landlords for a monetary order for unpaid rent or utilities and recovery of the filing fee.

### Issue(s) to be Decided

Are the landlords entitled to any of the above under the Act.

### Background and Evidence

This tenancy began June 25, 2010 with monthly rent of \$1200.00 and the tenants paid a security deposit of \$600.00.

The landlord testified that the tenants did not pay the final utility bill which has resulted in the landlord having to pay the \$203.80 bill or it would be attached to the landlord property as tax arrears. The landlord stated that the tenants did make a payment to the city for \$60.00 and that a balance of \$134.52 remains unpaid.

The tenant stated that they had not completed paying the utility bill as the end of the year had passed and they were not sure of the process. The tenant stated that they had no problem paying for the utilities but that they would need to do so on a payment plan.

The landlord and tenant agreed to discuss a payment plan once the landlord receives the monetary order and contacts the tenants.

### Analysis

Based on the documentary evidence and testimony of the parties, I find on a balance of probabilities that the landlord has met the burden of proving that they have grounds for entitlement to a monetary order for unpaid utilities.

The tenant acknowledged that the final utility bill remains unpaid and has agreed to make payments to pay the balance of the bill off.

Accordingly I find that the landlord is entitled to a monetary order for \$134.52.

As the landlord has been successful in their application the landlord is entitled to recovery of the \$50.00 filing fee.

### Conclusion

I find that the landlord has established a monetary claim for \$134.52 in unpaid utilities. The landlord is also entitled to recovery of the \$50.00 filing fee. I grant the landlord a monetary order under section 67 for the amount of **\$184.52**.

If the amount is not paid by the tenant(s), 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 *Manufactured Home Park Act*.

Dated: January 19, 2012

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Residential Tenancy Branch