



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for a monetary order for unpaid rent and utilities.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on June 28, 2012, a Canada post tracking number was provided as evidence of service, the tenant (WH) did not appear.

Section 90 of the Act determines that a document served in this manner is deemed to have been served five days later. I find that the tenant (WH) has been duly served in accordance with the Act.

The tenant (MG) and the landlord appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Issue(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent and utilities?

Background and Evidence

The tenancy began on April 1, 2010. Rent in the amount of \$1,500.00 was payable on the first of each month. The tenants did not pay a security deposit. Tenancy ended May 2010.

The tenant (MG) acknowledges the landlord is owed \$3,000.00 for unpaid rent and is owed \$94.78 for unpaid utilities. The tenant (MG) acknowledges this was a co-tenancy agreement with the tenant (WH).

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

The tenant acknowledged owing the landlord \$3,000.00 in unpaid rent and \$94.78 in unpaid utilities.

As a result, I find that the landlord has established a total monetary claim of \$3,144.78 comprised of unpaid rent and utilities and the \$50.00 fee paid by the landlord for this application. I grant the landlord an order under section 67 in the above amount.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

Conclusion

The landlord is granted a monetary order in the above amount.

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: July 12, 2012.

Residential Tenancy Branch