



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BC Housing
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- a monetary order for unpaid rent pursuant to section 67; and
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant did not attend this hearing, although I waited until 11:12 a.m. in order to enable the tenant to connect with this teleconference hearing scheduled for 11:00 a.m. The landlord attended the hearing and was given a full opportunity to be heard, to present evidence and to make submissions. The landlord's female representative (the landlord) testified that this tenancy ended by June 30, 2012, after the tenant gave the landlord a written notice to end this tenancy within the time requirements for ending a tenancy by that date. The landlord testified that the landlord sent a copy of the landlord's dispute resolution hearing package to the tenants at their last known address on January 15, 2013. The landlord provided copies of the Canada Post Tracking Numbers and Canada Post's receipt of service documents to confirm these registered mailings and the receipt of these packages on January 17, 2013. I am satisfied that the landlord served the hearing packages in accordance with the *Act*.

Issues(s) to be Decided

Is the landlord entitled to a monetary award for unpaid rent? Is the landlord entitled to recover the filing fee for this application from the tenant?

Background and Evidence

This periodic tenancy commenced on August 1, 2011. The tenant's portion of this subsidized monthly rental was set at \$453.00, payable in advance by the first of each month, plus hydro and heat. There was no security deposit for this tenancy.

The landlord's application for a monetary award of \$453.00 was for unpaid rent owing from June 2012, the last month of this tenancy.

Analysis

Based on the landlord's undisputed evidence, I find that the landlord is entitled to a monetary award of \$453.00 for unpaid rent owing from June 2012. As the landlord has been successful in this application, I allow the landlord to recover the \$50.00 filing fee from the tenants.

Conclusion

I issue a monetary Order in the landlord's favour in the amount of \$503.00, an amount designed to enable the landlord to recover the \$453.00 in unpaid rent owing from this tenancy and the landlord's \$50.00 filing fee for this application. The landlord is provided with these Orders in the above terms and the tenant must be served with this Order as soon as possible. Should the tenant fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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 *Residential Tenancy Act*.

Dated: April 08, 2013

Residential Tenancy Branch