



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Brighton Apartments  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR

### Introduction

This is an application filed by the landlord for an order of possession and a monetary order for unpaid rent or utilities.

The landlord attended the hearing by conference call and gave undisputed testimony. The tenant did not attend or submit any documentary evidence. The landlord states that the tenant was served with the notice of hearing package and the submitted documentary evidence on May 23, 2014 by Canada Post Registered Mail and has provided the Customer Receipt Tracking number in his direct testimony. I am satisfied based upon the undisputed evidence of the landlord that the tenant has been properly served.

At the beginning of the hearing, the landlord stated that an order of possession is no longer required as the tenant has vacated the rental unit. As such, no further action is required for this portion of the application.

### Issue(s) to be Decided

Is the landlord entitled to a monetary order?

### Background and Evidence

This tenancy began on September 18, 2013 on a fixed term tenancy ending on August 31, 2014. The landlord states that the tenant prematurely ended the tenancy. The monthly rent is \$810.00 payable on the 1<sup>st</sup> of each month and a security deposit of \$406.00 was paid on August 25, 2013.

The landlord states that the tenant was served with a 10 day notice to end tenancy issued for unpaid rent dated April 16, 2014 in person to the tenant with a witness. The

landlord has submitted a copy of the proof of service document signed by a witness to this effect. The notice states that the tenant failed to pay rent of \$1,820.00 that was due on April 1, 2014. The notice displays an effective end of tenancy date of April 26, 2014. The landlord states that the tenant failed to pay the amount owed as of the date of this hearing. The landlord clarified that the amount owed is comprised of \$1,820.00 in unpaid rent and \$100.00 in late rent fees as shown by the submitted copy of the tenant account ledger.

### Analysis

I accept the undisputed evidence of the landlord and find that a monetary claim has been established for unpaid rent of \$1,820.00. The landlord is granted a monetary order for \$1,820.00. 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 \$1,820.00.

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: July 08, 2014

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Residential Tenancy Branch

