



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: OPR MNR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order.

Rent in the amount of \$750 is payable in advance on the first day of each month. The tenants failed to pay the full rent in the month of July 2008 and on August 1, 2008 the landlord served the tenants with a notice to end tenancy for non-payment of rent. The tenants further failed to pay rent in the month of August 2008.

Based on the landlord's testimony I find that the tenants were served with a notice to end tenancy for non-payment of rent. The tenants have not paid the outstanding rent and have not applied for dispute resolution to dispute the notice and are therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession. The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As for the monetary order, I find that the landlord has established a claim for \$899.43 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee. I grant the landlord an order under section 67 for the balance due of \$949.43. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 12, 2008.