



Dispute Resolution Services

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

Decision

Dispute Codes: MNR MNSD OPR

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on November 21, 2008, the tenant did not participate in the conference call hearing.

On January 22, 2003, the landlord collected a security deposit from the tenant in the amount of \$275.00. The tenancy began on February 1, 2003. Rent in the amount of \$600.00 is payable in advance on the first day of each month. The tenant failed to pay the full amount of rent throughout the period from January 2005 to December 2008. On November 21, 2008 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The landlord submitted a statement of account in support of his claim for outstanding rent in the amount of \$8560.00 as of December 2008.

Based on the landlord's testimony, I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant has not paid the outstanding rent and has not applied for dispute resolution to dispute the notice and is 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 tenant must be served with the order of possession. Should the tenant 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 \$8560.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the security deposit and interest of \$284.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$8275.50. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 10, 2008