



Dispute Resolution Services

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

Decision

Dispute Codes: MNDC MNR OPR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order for unpaid rent. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on October 8, 2008, the tenant did not participate in the conference call hearing.

On June 1, 2002, the landlord collected a security deposit from the tenant in the amount of \$412.00. The tenancy began on the same day. Rent in the amount of \$825.00 is payable in advance on the first day of each month. The tenant failed to pay an accumulated amount of rent for the period between October 1, 2006 to October 1, 2008, and on October 8, the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the months of November and December.

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.

The landlord is seeking to recover from the tenant an accumulated amount of outstanding rent for a two year period from October 1, 2006 to October 1, 2008 in the amount of \$7775.00. The tenant is currently still living in the rental unit. The landlord is therefore seeking to include a claim for loss of income for the months of November and December in the amount of \$1650.00. I find that the tenant should reasonably have known that the landlord could not re-rent the unit while she was still in residence and I allow the claim for a further \$1650.00.

Based on the above, I find that the landlord has established a total claim of \$9425.00 comprised of \$7775.00 in unpaid rent and \$1650.00 in loss of income. The landlord is also entitled to recovery of the \$100.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$9525.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated: December 05, 2008