



Dispute Resolution Services

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

DECISION

Dispute Codes:

OPR, MNR, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession due to unpaid rent, and a monetary order to recover rental arrears and inclusive of recovery of the filing fee associated with this application. Despite having been duly served with the application for dispute resolution and notice of hearing by registered mail the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the landlord entitled to an order of possession?

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on July 15, 2008. Rent in the amount of \$850 is payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$425. The tenant failed to pay all the rent in the months of November and December 2008 and on December 12, 2008 the landlord served the tenant with a notice to end tenancy for non-payment of rent with rental arrears at that time in the amount of \$450. The tenant further failed to pay all the rent in the month of January 2009, paying to date, only \$425.

As of the date of this hearing the tenant and associate occupants still reside in the rental unit and the landlord verbally stated that they desire an order for possession for as soon as possible.

Analysis

Based on the landlord's testimony I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. 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. As for the monetary order, I find that the landlord has established a claim for \$875 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee, for a total monetary claim of **\$925**.

Conclusion

I grant an order of possession to the landlord. The tenant must be served with this 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.

I order that the landlord retain the security deposit and interest of **\$428** in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of **\$497**. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated January 12, 2009