

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, a monetary order to recover rental arrears and inclusive of recovery of the filing fee associated with this application. Despite having been personally served with the application for dispute resolution and notice of hearing by on January 16, 2009 the tenants did not participate in the conference call hearing.

The tenants are still in possession of the rental unit as of today's date.

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 November 30, 2008. Rent in the amount of \$900 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 \$430. The tenant failed to pay rent all of the rent owed in the months of January and February 2009, as well as utilities totalling \$80, and on January 3, and February 3, 2009 the landlord served the

tenants with notices to end tenancy for non-payment of rent totalling arrears of \$1029.26.

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 tenants 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 \$1029.26 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee for a total entitlement of **\$1079.26**.

Conclusion

I grant an order of possession to the landlord effective two (2) days after the order is served. The tenant must be served with this order of possession, and 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 deposit and interest of \$430.56 in partial satisfaction of the claim and **I grant** the landlord an order under section 67 for the balance due of **\$648.70**. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated February 18, 2009