



Dispute Resolution Services

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

DECISION AND REASONS

Dispute Codes: OPR, MNR, MNSD, FF.

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for orders as follows:

- An order of possession, pursuant to Section 55;
- A monetary order for unpaid rent, pursuant to Section 67;
- An order to retain the security deposit in partial satisfaction of the monetary claim, pursuant to Section 38;
- An order to recover the cost of filing the Application for Arbitration pursuant to Section 72.

The notice to end tenancy for non payment of rent, dated December 15, 2008 was served on the Tenant on December 15, 2008, in person. The notice of hearing dated January 12, 2009 was served on the tenant on January 14, 2009, by registered mail. Despite having been served the notice of hearing, the tenant did not show up for the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions. On the basis of the solemnly affirmed evidence presented at the hearing, a decision has been reached.

Issues to be decided

- Is the landlord entitled to an order of possession for unpaid rent?
- Is the landlord entitled to a monetary order to recover unpaid rent, retain the security deposit and recover the filing fee?

Background and Evidence

The landlord testified that the tenancy started on August 01, 2008. The monthly rent is \$750.00 due in advance on the first day of the month. At the start of the tenancy, the tenant paid a security deposit in the amount of \$400.00.

The tenant owed \$650.00 for December's rent and upon non payment of this amount; the landlord served the tenant with a ten day notice to end tenancy, effective December

26, 2008. The tenant also failed to pay rent for January 2009 and February 2009 and is currently in occupation of the rental suite.

The landlord is applying for an order of possession and a monetary order in the amount of \$2200.00 which consists of unpaid rent for December 2008 (\$650.00), January 2009 (\$750.00), February 2009 (\$750.00) and the filing fee (\$50.00).

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on December 15, 2008 and did not pay his rent within five days of receiving the notice to end tenancy nor did he make application, pursuant to Section 46 to set aside the notice to end a residential tenancy and the time to do so has expired. In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the Notice. Pursuant to section 55(2) I am issuing a formal order of possession effective February 28, 2009. The Order may be filed in the Supreme Court for enforcement.

I also find that the landlord is entitled to \$2200.00 for unpaid rent and the filing fee. I order that the landlord retain the security deposit and interest of \$402.51 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$1797.49. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective on or before **February 28, 2009** and a monetary order in the amount of **\$1797.49**.

Dated February 12, 2009.

Dispute Resolution Officer