

DECISION

Dispute Codes: OPC, MNR, FF

This hearing dealt with an application by the landlord for an order of possession based on cause and a monetary order for unpaid rent.

The tenancy began 13 years ago. Rent in the amount of \$733.00 is payable in advance on the first day of each month. The followings are undisputed facts of this tenancy. The tenant did not pay the January rent in the amount of \$733.00. On February 28, 2009, the tenant was served in person with a notice to end tenancy for cause.

Based on the above, I find that the tenant was served with a notice to end tenancy for cause. The tenant 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 \$733.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$783.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated March 17, 2009.