

DECISION

Dispute Codes: OPR, OPL, OPB, MNR, ET

This hearing dealt with an application by the landlord for an order of possession and a monetary order and to end tenancy early. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on April 29, 2009, the tenants did not participate in the conference call hearing.

During the hearing, the landlord withdrew her application for a monetary order for unpaid rent and to end tenancy early. I therefore dismiss the landlord's application in these regards.

On September 21, 2007, the landlord collected a security deposit from the tenants in the amount of \$500.00. The tenancy began on August 21, 2007. Rent in the amount of \$500.00 is payable in advance on the first day of each month. There was an agreement between the parties that the tenants could perform work on the property in lieu of paying the monthly rent. The tenants failed to pay rent or perform the agreed upon work on the property throughout the tenancy, and on April 4, 2009, the landlord served the tenants with a notice to end tenancy for non-payment of rent.

Based on the landlord's testimony, I find that the tenants were served with a notice to end tenancy for non-payment of rent. The tenants have not paid the outstanding rent and have not applied for dispute resolution to dispute the notice and are 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 tenants must be served with the order of possession. Should the tenants 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.