

DECISION

Dispute Codes: OPR, MNR, MNSD, MNDC, FF

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

On September 9, 2008, the landlord collected a security deposit from the tenant in the amount of \$470.00. The tenancy began on September 1, 2008. Rent in the amount of \$965.00 is payable in advance on the first day of each month. The tenant failed to pay rent in the months of December 2008, March 2009 and April 2009 and on April 2, 2009, the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the month of May.

Based on the landlord's testimony, I find that the tenant was served with a notice to end tenancy for non-payment of rent. 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. 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.

The landlord is seeking to recover from the tenant outstanding rent of \$570.00 for December 2008 and \$965.00 for each of the months of March and April 2009. The tenant is currently still living in the rental unit. The landlord is therefore seeking to include a claim for loss of income for the month of May in the amount of \$965.00. I find that the tenant should reasonably have known that the landlord

could not re-rent the unit while he was still in residence and I allow the claim for a further \$965.00.

The landlord is also seeking to recover late payment charges of \$25.00 for each of the months of October, November and December 2008 and March and April 2009 for a total of \$125.00. The landlord referred to clause 6 of the tenancy agreement that provides for the applicability of such charges. Based on the above, I allow a claim of \$125.00.

The landlord is also seeking to recover bank (N.S.F.) charges of \$25.00 for each of the months of October, November and December 2008 and March and April 2009 for a total of \$125.00. The landlord referred to clause 6 of the tenancy agreement that provides for the applicability of such charges. Based on the above, I allow a claim of \$125.00.

As for the monetary order, I find that the landlord has established a claim for \$2500.00 in unpaid rent, \$965.00 in loss of income, \$125.00 in late payment charges and \$125.00 in bank (N.S.F.) charges. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the security deposit and interest of \$472.20 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$3292.80. This order may be filed in the Small Claims Court and enforced as an order of that Court.