

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, MNDC, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent, repair costs and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of his monetary claim. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

The landlord stated that he was unable to assess the damage to the rental unit while the tenant occupied the unit, and therefore did not file any evidence to support his monetary claim for the cost of repairs. Since the landlord's claim for damages is premature, I dismiss it with leave to reapply.

This hearing only dealt with the landlord's application for an order of possession and a monetary order for unpaid rent, the filing fee and to retain the security deposit.

Issues to be decided

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

Background and Evidence

The tenancy started on April 01, 2009. The monthly rent is \$750.00 due in advance on the first of each month. The tenant paid a security deposit of \$375.00.

The landlord stated that the tenant failed to pay rent for June and July 2009. On June 01, 2009, the landlord served the tenant with a ten day notice to end tenancy. The tenant did not dispute the landlord's testimony and agreed that he owed the landlord rent for June and July 2009.

The landlord is applying for an order of possession effective two days after service on the tenant and a monetary order in the amount of \$1,550.00 which consists of rent for June and July and the filing fee of \$50.00.

Analysis

Based on the sworn testimony of the both parties, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on June 01, 2009 and did not pay rent within five days of receiving the notice to end tenancy nor did the tenant 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 two days after service on the tenant. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to \$1,500.00 for unpaid rent for June and July 2009. Since the landlord has proven his case, he is also entitled to the recovery of the filing fee of \$50.00. I order that the landlord retain the security deposit of \$375.00 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 \$1,175.00. 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 two days after service on the tenant and a monetary order in the amount of **\$1,175.00**.

Dated July 23, 2009.

Dispute Resolution Officer