

Dispute Resolution Services

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

DECISION

Dispute Codes:

OPR, MNR, FF

Introduction

This hearing was convened in response to an application by the landlord for an Order of Possession due to unpaid rent, a Monetary Order to recover rental arrears and inclusive of recovery of the filing fee associated with this application, and an order to retain the security deposit in partial satisfaction of the monetary claim.

I accept that despite having been served with the application for dispute resolution and notice of hearing by registered mail in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the landlord entitled to an Order of Possession?

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on May 15, 2005. Rent in the amount of \$1088 is payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$525. The tenant failed to pay rent in the month(s) of January through June 2009. As of March 26, 2009 the tenant was in arrears in the amount of \$2328. The tenant did not pay rent in April and was issued a Ten Day Notice for Unpaid Rent. The tenant did not pay rent in May 2009 and on May 12, 2009 the landlord served the tenant with a notice to end tenancy for non-payment of rent with an effective date of May 23, 2009. The tenant further failed to pay rent in the month of June 2009. The quantum of the landlord's monetary claim is

for **\$5592**. The landlord further requests an Order of Possession effective as soon as possible.

Analysis

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

As for the monetary order, **I find** that the landlord has established a claim for **\$5592** in unpaid rent. The landlord has leave to reapply for any loss of revenue for subsequent months. The landlord is also entitled to recovery of the \$50 filing fee, for a total entitlement of **\$5642**.

Conclusion

I grant an Order of Possession to the landlord effective 2 days from the day of service upon the tenant. The tenant must be served with this 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.

I order that the landlord retain the deposit and interest of \$543.60 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of **\$5098.40**. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated July 02, 2009