



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

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

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy for outstanding rent, a request for monetary order for that outstanding rent plus late fees, and a request for the respondent bear the \$50.00 cost of the filing fee that was paid for this hearing. The applicant has also requested to be allowed to retain the full security deposit plus interest towards this claim and that a monetary order be issued for the difference.

### Decision and reasons

The tenant has failed to comply with a Notice to End Tenancy and rent in the amount of \$702.00 is still outstanding to the end of January 2010. The tenant admitted at the hearing that he owes the full amount of rent claimed by the landlord.



# Dispute Resolution Services

Page: 2

Residential Tenancy Branch  
Ministry of Housing and Social Development

Therefore, pursuant to Section 55, I have issued an order of possession for two days after service on the respondent.

The landlord is given a formal Order of Possession and the tenant **must** be served with this Order as soon as possible.

I also Order, pursuant to Section 38, that the landlord may retain the full security deposit plus interest (\$203.97) towards the outstanding rent.

I further Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:

Remaining Outstanding rent	\$498.03
Late fees \$25.00 X 2	\$50.00
Filing fee	\$50.00
Total	\$598.03

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 10, 2010.

---

Dispute Resolution Officer