

## **DECISION**

Dispute Codes      MNSD, MNR, MNDC, OPL, FF

### Introduction

A substantial amount of 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 an undisputed Notice to End Tenancy, a request for a monetary order for unpaid rent totalling \$1125.00, and a request that the respondent bear the \$50.00 cost of the filing fee that was paid for this application for dispute resolution.

### Background and Evidence

The applicant was served with a one month Notice to End Tenancy on March 24, 2010 and has filed a dispute of that notice and therefore the applicant is requesting an Order of Possession.

The applicant also has outstanding rent from the month of April 2010 totalling \$375.00, and the full May 2010 rent in the amount of \$750.00 is also outstanding, for a total of \$1125.00. The landlord is therefore requesting that the landlord be allowed to retain the full security deposit towards this claim and that a monetary order be issued for the difference plus the \$50.00 filing fee.

The respondent/tenant stated that he does not dispute the landlords request for an order possession or for the monetary order as he did get the proper Notice to End Tenancy and he does owe the amount of rent claim by the landlord.

### Analysis

Since the tenant is not disputing either of the landlords claims I find in favour of the landlord.

### Conclusion

I have issued an Order of Possession which is enforceable two days after service on the respondent.

I have allowed the full claim of \$1175.00. I therefore order that the landlord(s) may retain the full security deposit:

\$375.00

I further Order that the Respondent(s) pay to the applicants the following amount:

\$800.00

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: May 18, 2010.

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Dispute Resolution Officer