



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      DRI, CNR, FF

### Introduction

This hearing dealt with an application by the tenant to dispute an additional rent increase, cancel a notice to end tenancy for unpaid rent and recovery of the filing fee. The landlord participated in the conference call hearing but the tenant(s) did not. As this was the tenant's application the hearing proceeded in their absence.

### Issues to be Decided

Is the tenant entitled to any of the above.

### Summary of Background and Evidence

This tenancy started on October 1, 2004 with monthly rent of \$575.00. The landlord did not collect a security deposit from the tenants. On September 20, 2010 the landlord served the tenant with a Notice to End Tenancy for Unpaid Rent. The tenant filed to dispute the notice but did not attend the hearing.

The landlord testified that the tenants owe \$4200.00 in un-paid rent. The landlord requested and Order of Possession for the September 20, 2010 Notice to End Tenancy for Unpaid Rent.

### Analysis

Based on the documentary evidence and testimony I find that the tenant(s) were properly served with a notice to end tenancy for non-payment of rent. The tenant(s) did not pay the outstanding rent within 5 days of receiving the notice. The tenants did apply for dispute resolution to dispute the notice however did not attend the hearing and are 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.



# Dispute Resolution Services

Page: 2

Residential Tenancy Branch  
Ministry of Housing and Social Development

## Conclusion

I hereby grant the Landlord an **Order of Possession**, effective **2 days** after service of the Order upon the Tenant(s). This Order must be served on the Tenant(s) and may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

This order must be served on the tenant. Should the tenant(s) 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.

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: November 1, 2010

---

Dispute Resolution Officer