



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

CORRECTED DECISION

Dispute Codes OPR, MNR

Introduction

This hearing was reconvened to deal with the Direct Request Application for Dispute Resolution by the Landlord for an order of possession and a monetary order.

The Direct Request had been reconvened to participatory hearing to clarify the identity of the tenant and the status of the tenancy.

I find the Tenant and tenancy terms have now been clarified and that the Tenant was properly served a Notice of the Reconvened Hearing on October 1, 2010, in person. Though duly served the Tenant did not appear.

An agent for the Landlord appeared, gave affirmed testimony and was provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Issue(s) to be Decided

Has the Tenant breached the Act or tenancy agreement, entitling the Landlord to an Order of Possession and monetary relief?

Background and Evidence

Based on the affirmed testimony of the Agent for the Landlord, I find that the Tenant was served with a Notice to End Tenancy for non-payment of rent on September 3, 2010, by posting on the door. The Notice informed the Tenant that the Notice would be cancelled if the rent was paid within five days. The Notice also explains the Tenant had five days to dispute the Notice. I note the effective date indicated on the Notice is ineffective and automatically corrects under the Act to September 16, 2010.

The Tenant did not apply to dispute the Notice. The Landlord provided evidence and testimony that the Tenant had not paid any of the monthly rent of \$830.00 for September, October or November.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

The Tenant has not paid the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

I find that the Landlord is entitled to an order of possession effective **2 days** after service on the Tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

I allow the Landlord to amend their Application to include a claim to include the October and November rent and retain the security deposit in partial satisfaction of the claim.

I find that the Landlord has established a total monetary claim of **\$2,490.00** in unpaid rent.

I order that the Landlord retain the deposit of **\$415.00** in partial satisfaction of the claim and I grant the Landlord an order under section 67 for the balance due of **\$2,075.00**.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The Tenant failed to pay rent and did not file to dispute the Notice to End Tenancy. The Tenant is presumed under the law to have accepted that the tenancy ended on the effective date of the Notice to End Tenancy.

The Landlord is granted an Order of Possession, may keep the security deposit in partial satisfaction of the claim and is granted a monetary order for the balance due.

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 01, 2010.

Dispute Resolution Officer