



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNSD, MNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an order of possession, a monetary order and to recover the filing fee.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail on November 18, 2010 the Tenant did not appear.

An agent for the Landlord appeared, gave affirmed testimony and was provided the opportunity to present his 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 and evidence of the Agent for the Landlord, I find that the Tenant was served with a 10 day Notice to End Tenancy for Unpaid Rent on November 2, 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 November 15, 2010.

The Tenant did not apply to dispute the Notice. The Landlord's Agent submitted evidence and gave affirmed testimony that the Tenant did not pay rent for November, is now over holding in the rental unit and is claiming rent for the month of December.

The Landlord's Agent submitted evidence that the Tenant's rent was increased in accordance with the Act, and that beginning in November 2010, rent was increased to \$722.00 per month. The Landlord's claim is for \$1,494.00, which includes unpaid rent for November, December and the filing fee.

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 retain the security deposit in partial satisfaction of the claim.

I find that the Landlord has established a total monetary claim of **\$1,494.00** comprised of **\$1,444.00** in unpaid rent and the \$50.00 fee paid by the Landlord for this application.

I order that the Landlord retain the deposit of **\$350.00** in partial satisfaction of the claim and I grant the Landlord an order under section 67 for the balance due of **\$1,144.00**.

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 and interest in partial satisfaction of the claim and is granted a monetary order for the balance due of **\$1,144.00**.

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: December 07, 2010.

Dispute Resolution Officer