



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR

Introduction

This was an application by the landlord for an order for possession for unpaid rent. The hearing was conducted by conference call. The landlord was represented by its property manager and resident manager. The tenants did not call into the conference and did not participate although personally served with the application and Notice of Hearing on November 12, 2010

Issues(s) to be Decided

Is the landlord entitled to an order for possession?

Background and Evidence

The landlord has previously obtained a monetary order for unpaid rent, but not an order for possession. The landlord's representatives personally served the tenant with a 10 day Notice to End Tenancy for unpaid rent on October 27, 2010. The tenants did not pay the outstanding rent within five days of receiving the Notice and they did not apply to dispute the Notice to End Tenancy. The Notice required the tenants to move out of the rental unit by November 7, 2010.

Analysis and Conclusion

The tenants have not paid the outstanding rent and have not applied to dispute the 10 day Notice to End Tenancy; they 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 for possession effective two days after service on the tenant. This order may be filed in the Supreme Court and enforced as an Order of that Court.

Dated: December 03, 2010.
