



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      FF, MNR, OPR

### Introduction

Some documentary evidence, photo evidence, and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on December 11, 2010, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy for non-payment of rent, a request for a monetary order for \$3750.00, and a request that the respondent's bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution.

### Background and Evidence

The applicant testified that:

- The tenants were given a Notice to End Tenancy for non-payment of rent, by hand, on December 2, 2010.



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- At the time of the application for dispute resolution the tenants owed \$3750.00 in outstanding rent.
- The tenants have not complied with the Notice to End Tenancy or paid any of the outstanding rent.

The applicants are therefore requesting an Order of Possession for as soon as possible and an order for the outstanding rent and filing fee.

## Analysis

The landlord has served a valid Notice to End Tenancy for non-payment of rent and the tenants have failed to comply with that notice, therefore the landlords have the right to an Order of Possession.

I have therefore issued an Order of Possession that is enforceable two days after service on the tenants.

At the time of the application for dispute resolution the following rent was outstanding:

September 2010 rent	\$600.00
November 2010 rent	\$1050.00
December 2010 rent	\$1050.00
Total	\$3750.00

The tenants have failed to pay any of this outstanding rent and in fact be January 2010 rent is now also past due.

I therefore allow the landlords full monetary claim and the claim for the filing fee.

## Conclusion



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I have issued an Order of Possession that is enforceable two days after service on the tenants, and have issued a monetary order in the amount of \$3800.00.

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: January 05, 2011.

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Residential Tenancy Branch