



# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## DECISION

Dispute Codes      OPR, MNR, FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Both parties participated in the conference call hearing.

### Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent?

### Background and Evidence

The facts are not in dispute. On January 2, 2011 the landlord served on the tenant a 10-day notice to end tenancy for unpaid rent. The tenant acknowledged that he did not pay \$600.00 in rent which was due on January 1.

### Analysis

I find that on January 2 the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is 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. The tenant must be served with the order of possession. Should the tenant 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.

I find that the tenant was obligated to pay \$600.00 in rent on January 1 and failed to do so. The landlord is entitled to recover the unpaid rent and I award the landlord \$600.00. The landlord is also entitled to recovery of the \$50.00 filing fee paid to bring his application. I grant the landlord an order under section 67 for \$650.00. This order may

be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession and a monetary order for \$650.00.

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: February 01, 2011

---

Residential Tenancy Branch