



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes PPR, MNR, MNSD, FF

Introduction

Some documentary evidence and written arguments has 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 June 10, 2011, 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 \$817.50, and a request for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the full rent in the amount of \$545.00 for the month of June 2011.
- On June 2, 2011 the tenant was served with a 10 day Notice to End Tenancy for non-payment of rent.
- To date the tenant has failed to return possession of the rental unit and has failed to pay any of the outstanding rent.

The applicant is therefore requesting an Order of Possession for as soon as possible, in order for the outstanding rent and \$545.00, and an order allowing the landlord to keep

the full security deposit towards the claim. The applicant is also requesting recovery of the \$50.00 filing fee.

Decision and reasons

The tenant has failed to comply with a valid Notice to End Tenancy and rent in the amount of \$545.00 is still outstanding for the month of June 2011

Therefore, pursuant to Section 55, I have issued an order of possession for two days after service on the tenant.

The landlord is given a formal Order of Possession and the tenant **must** be served with this Order as soon as possible.

I also Order, pursuant to Section 38, that the landlord may retain the full security deposit plus interest (\$272.50) towards the outstanding rent.

I further Order pursuant to Section 67 that the respondent pay to the applicant the sum of:

Remaining Outstanding rent	\$272.50
Filing fee	\$50.00
Total	\$322.50

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: June 30, 2011.

Residential Tenancy Branch