



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

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

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail on May 21, 2011, the Tenant did not appear. The Landlord provided evidence of the registered mail tracking number, testified that the mail was sent to the address at which the Tenant resided and successfully demonstrated sufficient delivery of the documents under Section 89 of the Residential Tenancy Act (the "Act"). Thus the hearing proceeded in the Tenant's absence.

The Landlord's Agent appeared, gave affirmed testimony and was provided the opportunity to present her evidence orally and in written and documentary form, and make submissions to me.

Issue(s) to be Decided

Has the Tenant breached the Residential Tenancy Act (the "Act") or tenancy agreement, entitling the Landlord to an Order of Possession and monetary relief?

Background and Evidence

This fixed term tenancy began on September 10, 2010, and continues now on a month to month basis. Monthly rent is \$950.00 and a security deposit of \$475.00 was paid by the Tenant on July 7, 2010.

The Landlord's Agent gave affirmed testimony and supplied evidence that the Tenant was served with a 10 Day Notice to End Tenancy for Unpaid Rent (the "Notice") on May 3, 2011, by posting on the door. The Notice stated the amount of unpaid rent due on April 1, 2011, was \$950.00.

The Notice informed the Tenant that the Notice would be cancelled if the rent was paid within five days. The Notice also explained the Tenant had five days to dispute the Notice.

I have no evidence before me that the Tenant applied to dispute the Notice. The Landlord provided evidence and gave affirmed testimony that the Tenant did not pay rent in April, May or June and currently owes the amount of \$2,850.00 in unpaid rent.

Analysis

Based on the above 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 **two days** after service on the Tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

I find that the Landlord has established a total monetary claim of **\$2,900.00** comprised of outstanding rent of **\$2,850.00** and the **\$50.00** fee paid by the Landlord for this application.

I allow the Landlord to retain the deposit of \$475.00 in partial satisfaction of the claim and I grant the Landlord an order under section 67 for the balance due of **\$2,425.00**.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The Landlord is granted an Order of Possession, may keep the security deposit in partial satisfaction of the claim and is granted a monetary order for the balance due of **\$2,425.00**.

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: June 13, 2011.

Residential Tenancy Branch