



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent, and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of his claim.

Since the tenancy has not yet ended and the landlord has reported some damage to the unit, the landlord withdrew his application for damages against the security deposit. Therefore this portion of the landlord's application is dismissed with leave to reapply. Accordingly, this hearing only dealt with the landlord's application for an order of possession and a monetary order for unpaid rent and the filing fee.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order to recover unpaid rent, and the filing fee?

Background and Evidence

The tenancy started on March 01, 2011. The monthly rent is \$825.00 due in advance on the first of each month. The landlord stated that the tenant failed to pay rent for April and May 2011 and May 04, 2011, the landlord served the tenant with a ten day notice to end tenancy. The tenant also failed to pay \$825.00 for the current month and continues to occupy the rental unit. The tenant agreed that he owed a total of \$2,475.00 in unpaid rent.

The landlord is applying for an order of possession effective two days after service on the tenant, and for a monetary order in the amount of \$2,475.00.00 for unpaid rent plus \$50.00 for the filing fee.

Analysis

Based on the sworn testimony of the both parties, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on May 04, 2011 and did not pay rent within five days of receiving the notice to end tenancy nor did the tenant make application, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired. In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the Notice. Pursuant to section 55(2) I am issuing a formal order of possession effective two days after service on the tenant. This Order may be filed in the Supreme Court for enforcement.

I also find that the landlord is entitled to a total of \$2,475.00 for unpaid rent for the months of April, May and June 2011. Since the landlord has proven his case, he is also entitled to the recovery of the filing fee of \$50.00. I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of 2,525.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective two days after service on the tenant and a monetary order in the amount of **\$2,525.00**.

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