



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent and unpaid utilities, to recover the filing fee for this proceeding and to keep the Tenant's security deposit in partial payment of those amounts.

The Landlord said he served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on August 5, 2011. Based on the evidence of the Landlord, I find that the Tenant was served with the Landlord's hearing package as required by s. 89 of the Act and the hearing proceeded in the Tenant's absence.

Issues(s) to be Decided

1. Does the Landlord have grounds to end the tenancy?
2. Are there rent arrears and utility arrears and if so, how much?
3. Is the Landlord entitled to compensation for unpaid rent and utilities and if so how much?
4. Is the Landlord entitled to keep the Tenant's security deposit?

Background and Evidence

This tenancy started on September 1, 2010 as a month to month tenancy. Rent is \$1,000.00 per month payable in advance of the 1st day of each month. The Tenant paid a security deposit of \$1,000.00 on September 1, 2010.

The Landlord said that the Tenant did not pay \$1,000.00 of rent for June, 2011 and \$1,000.00 of rent for July, 2011, when it was due and as a result, on July 21, 2011 he posted a 10 day Notice to End Tenancy for Unpaid Rent or Utilities dated July 21, 2011 on the door of the Tenant's rental unit. The Landlord said the Tenant also has unpaid rent for August, 2011 of \$1,000.00 and there are unpaid Utilities in the amount of \$1,259.98. The Landlord submitted hydro invoices to support his claim for unpaid utilities.

The Landlord further indicated that the Tenant is living at the rental unit and the Tenant has told the Landlord that he will be moving out, but the Landlord said the Tenant did

not indicate when. The Landlord requested an Order of Possession for as soon as possible.

The Landlord also sought to recover the \$50.00 filing fee for this proceeding.

Analysis

Section 46(4) of the Act states that **within 5 days of receiving** a Notice to End Tenancy for Unpaid Rent or Utilities, a Tenant must pay the overdue rent or apply for dispute resolution. If the Tenant fails to do either of these things, then under section 46(5) of the Act, they are conclusively presumed to have accepted that the tenancy ends on the effective date of the Notice and they must vacate the rental unit at that time.

Under s. 90 of the Act, the Tenant is deemed to have received the Notice to End Tenancy 3 days after it was posted, or on July 24, 2011. Consequently, the Tenant would have had to pay the amount stated on the Notice or apply to dispute that amount no later than July 29, 2011.

I find that the Tenant has not paid the overdue rent and has not applied for dispute resolution. Consequently, I find pursuant to s. 55(b) of the Act that the Landlord is entitled to an Order of Possession to take effect 48 hours after service of it on the Tenant.

I also find that the Landlord is entitled to recover unpaid rent for June, 2011, in the amount of \$1,000.00, unpaid rent for July, 2011 in the amount of \$1,000.00 and unpaid rent for August, 2011 in the amount of \$1,000.00. I further find that the Landlord is entitled to recover the unpaid utilities in the amount of \$1,259.98.

As the Landlord has been successful in this matter, he is also entitled to recover from the Tenant the \$50.00 filing fee for this proceeding. I order the Landlord pursuant to s. 38(4) and s. 72 of the Act to keep the Tenant's security deposit plus as partial payment of the rent arrears. The Landlord will receive a monetary order for the balance owing as following:

	Rent arrears:	\$3,000.00	
	Utility arrears	\$1,259.98	
	Recover filing fee	\$ 50.00	
	Subtotal:		\$4,309.98
Less:	Security Deposit	\$1,000.00	
	Subtotal:		\$1,000.00
	Balance Owing		\$3,309.98

Conclusion

An Order of Possession effective 2 days after service of it on the Tenant and a Monetary Order in the amount of \$3,309.98 have been issued to the Landlord. A copy of the Orders must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia and the Monetary Order may be enforced in the Provincial (Small Claims) Court of British Columbia.

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*.

Residential Tenancy Branch