



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, MNSD, OPR

Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

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 in the amount of \$3096.00 for unpaid rent, and a request for recovery of the \$50.00 filing fee. The applicant is also requesting an order to keep the full security deposit towards the claim.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the June 2011 rent, and therefore on June 6, 2011 810 day Notice to End Tenancy was posted on the tenant's door.
- The tenant has paid \$900.00 of the June 2011 rent however there is still \$132.00 outstanding. A receipt was issued for the \$900.00 for use and occupancy only.
- The tenant has also failed to pay any rent for the months of July 2011 and August 2011.

The landlord is therefore requesting an Order of Possession for as soon as possible, and a monetary order for the outstanding rent of \$2196.00 plus the filing fee of \$50.00 for a total of \$2246.00.

The tenant testified that:

- He does not dispute any of the landlord's requests and he owes the full amount claimed by the landlord.

Analysis

Since the tenant is not disputing the requests I allow the landlords full claim.

Conclusion

I have issued an Order of Possession that is enforceable two days after it's served on the respondent.

I have allowed the landlords full monetary claim of \$2246.00 and I therefore order that the landlord may retain the full security deposit/plus interest of \$503.48, and have issued a monetary order in the amount of \$1742.52.

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: August 30, 2011.

Residential Tenancy Branch