



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR

Introduction

Some documentary evidence and written arguments have 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 applicant testified that the respondent was served with notice of the hearing by hand on August 18, 2011 however the respondent 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 \$4850.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on June 1, 2011, with rent set at \$1050.00 per month
- Since the beginning of the tenancy the tenant has only paid \$900.00.
- Therefore at this time the following rent is outstanding:

June 2011 rent outstanding	\$150.00
July 2011 rent outstanding	\$1050.00

August 2011 rent outstanding	\$1050.00
Total	\$2250.00

The applicant is therefore requesting an Order of Possession for as soon as possible and is requesting an order for the outstanding rent of \$2250.00, plus possible lost revenue for September 2011 in the amount of \$1050.00.

The applicant is also requesting recovery of his \$50.00 filing fee

Analysis

It is my finding that the landlord has shown that, at this time, there is a total of \$2250.00 in rent outstanding to the end of August 2011.

It is also my finding that the tenant has been properly served with a 10 day Notice to End Tenancy.

I therefore allow the landlords request for an order of possession and for an order for the outstanding rent plus the filing fee.

The claim for September 2011 lost rental revenue is premature and I therefore dismissed that portion of the claim with leave to reapply.

Conclusion

I have issued a monetary order in the amount of \$2300.00 and have issued an Order of Possession that is enforceable two days after service on the respondent.

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: September 01, 2011.

Residential Tenancy Branch