

DECISION

Dispute Codes FF, MNR, OPR, MNSD, OPC

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by personally serving them on October 14, 2011. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

The tenancy began on or about July 1, 2011. Rent in the amount of \$750.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$375.00. The tenant failed to pay rent in the month(s) of October and on October 3, 2011 the landlord served the tenant with a notice to end tenancy. The tenant further failed to pay rent in the month(s) of November. At the outset of the hearing the landlord asked to withdraw the monetary portion of her claim and the order seeking to retain the security deposit at this time. I grant the landlord's request and dismiss that portion of their application with leave to reapply. The landlord also advised that the subject tenant's have moved out but the mother of one of the tenant's has moved in. This person is not on any tenancy

agreement with the landlord nor does she have permission to be living there. The landlord seeks the order of possession due to the fact she's fearful the subject tenants' may return.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession.

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: November 03, 2011.

Residential Tenancy Branch