



# 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 hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, a monetary order, an order to retain the security deposit in partial satisfaction of the claim and to recover the cost of filing this application.

Although served with the Application for Dispute Resolution and Notice of Hearing in person on October 28, 2011, the tenant did not appear. I find that the tenant has been duly served in accordance with the Act.

The landlord gave affirmed testimony and was provided the opportunity to present his evidence orally and in written and documentary form, and to make submissions to me.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession for unpaid rent?

Is the landlord entitled to a monetary order?

Is the landlord entitled to retain the security deposit in partial satisfaction of the claim?

Is the landlord entitled to recover the cost of the filing fee?

### Background and Evidence

Based on the testimony of the landlord, I find that the tenant was served with a notice to end tenancy for non-payment of rent on October 17, 2011, by personal service, and the tenant signed an acknowledgment of receipt. The notice informed the tenant that the notice would be cancelled if the rent was paid within five days. The notice also explains the tenant had five days to dispute the notice.

The landlord testified that the tenancy began May 29, 2011. Rent was \$700.00 per month payable on the first of each month. The tenant made a partial payment towards the security deposit in the amount of \$40.00.

The landlord testified that the tenant owes rent for August, September, October and November 2011. The landlord testified that the tenant did pay \$500.00 towards the unpaid rent, and the landlord is seeking a monetary order for unpaid rent in the amount of \$2,300.00.

### Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

The tenant has not paid the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

I find that the landlord is entitled to an order of possession effective **two days** after service on the tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

I find that the landlord has established a total monetary claim of comprised of rent in the amount of \$2,300.00 and the \$50.00 fee paid by the landlord for this application.

I order that the landlord retain the security deposit and interest of \$40.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2,310.00.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

The landlord has leave to apply for further monetary orders.

### Conclusion

The tenant failed to pay rent and did not file to dispute the notice to end tenancy. The tenant is presumed under the law to have accepted that the tenancy ended on the effective date of the notice to end tenancy.

The landlord is granted an order of possession, may keep the security deposit and interest in partial satisfaction of the claim. I grant a monetary order for the balance due.

Dated: November 16, 2011.

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A. Wood  
Residential Tenancy Branch