



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNDC, MNR, OPR

Introduction

Some documentary evidence and written arguments has 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 registered mail that was mailed on December 1, 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 \$2950.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the November 2011 rent in the amount of \$1475.00 and therefore on November 16, 2011, a 10 day Notice to End Tenancy was posted on the door of the rental unit.

- To date the tenant has failed to comply with that notice and has failed to pay any of the outstanding rent.
- Therefore at this time there is a total of \$2950.00 in rent outstanding.
- They are therefore requesting an Order of Possession for as soon as possible, and an order for the outstanding rent and filing fee.

Analysis

It is my finding that the landlord has shown that at this time there is two months' rent totalling \$2950.00 outstanding and therefore I allow the claim for that outstanding rent.

I also find that the landlord has served the tenants with a valid 10 day Notice to End Tenancy and as the tenant has filed no dispute of that notice the landlord has the right to an Order of Possession.

I also allow the request for recovery of the filing fee.

Conclusion

I have issued an Order of Possession this enforceable two days after service on the tenant.

I have issued a monetary order in the amount of \$3000.00.

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: December 13, 2011.

Residential Tenancy Branch