



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, FF

### 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(s) testified that the respondent was served with notice of the hearing by posting on the door of the rental unit; 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 \$1721.50, and a request for recovery of the \$50.00 filing fee.

### Background and Evidence

The applicants testified that:

- The tenant has fallen well behind in the rent and therefore on December 3, 2011 they served him with a 10 day Notice to End Tenancy for non-payment of rent.
- To date the tenant has failed to comply with the Notice to End Tenancy and failed to pay any of the outstanding rent.

- They are therefore requesting an Order of Possession for as soon as possible and a monetary order as follows:

October 2011 rent outstanding	\$200.00
November 2011 rent outstanding	\$500.00
December 2011 rent outstanding	\$500.00
January 2012 rent outstanding	\$521.50
Filing fee	\$50.00
Total	\$1771.50

### Analysis

It is my finding that the landlords have shown that there is a total of \$1721.50 in rent outstanding, and have also shown that the tenant was served with a valid 10 day Notice to End Tenancy.

I therefore allow the landlords request for an Order of Possession and the full monetary claim.

I also order recovery of the filing fee.

### Conclusion

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

I have issued a monetary order in the amount of \$1771.50.

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: January 17, 2012.

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Residential Tenancy Branch