



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, a monetary order for unpaid rent and to recover the filing fee.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail on December 20, 2011, the tenant did not appear. The landlord testified that the tenant was served via registered mail to the address at which the tenant resided, provided the tracking number for the registered mail envelope and successfully demonstrated sufficient delivery of the documents under Section 89 of the Residential Tenancy Act (the "Act"). Thus the hearing proceeded in the tenant's absence.

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

Issue(s) to be Decided

Has the tenant breached the Residential Tenancy Act (the "Act") or tenancy agreement, entitling the landlord to an Order of Possession and monetary relief?

Background and Evidence

The landlord submitted that there is no written tenancy agreement, and testified that this month to month tenancy began four or five months ago, monthly rent is \$950.00, and there was no security deposit paid by the tenant.

The landlord gave affirmed testimony and supplied evidence that the tenant was personally served with a 10 Day Notice to End Tenancy for Unpaid Rent (the "Notice") on December 3, 2011. The Notice stated the amount of unpaid rent was \$950.00. The effective vacancy date of December 3, 2011, listed on the Notice is automatically corrected to December 13, 2011.

The Notice informed the tenant that the Notice would be cancelled if the rent was paid within five days. The Notice also explained the tenant had five days to dispute the Notice.

I have no evidence before me that the tenant applied to dispute the Notice. The landlord provided evidence and gave affirmed testimony that the tenant has not made any rent payments since issuance of the Notice.

The landlord also testified that she learned the tenant had vacated the rental unit two days prior to the hearing, but that other people were still in the rental unit.

Analysis

Based on the above 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.

I am enclosing an order of possession with the landlord's Decision. This order is a **legally binding, final order**, and may be filed in the Supreme Court of British Columbia should the tenant fail to comply with this order of possession.

I find that the landlord has established a total monetary claim of **\$1,000.00** comprised of unpaid rent for December 2011, of **\$950.00** and the **\$50.00** filing fee paid by the landlord for this application.

I grant the landlord a monetary order under authority of section 67 of the Act for the amount of **\$1,000.00**.

I am enclosing a monetary order for **\$1,000.00** with the landlord's Decision. This order is a **final, legally binding order**, and may be filed in the Provincial Court of British Columbia (Small Claims) should the tenant fail to comply with this monetary order.

The landlord is granted leave to reapply for loss of revenue for January 2012.

Conclusion

The landlord is granted an Order of Possession and is granted a monetary order for **\$1,000.00.**

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: January 05, 2012.

Residential Tenancy Branch