



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNR, MNSD, OPC, OPR

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

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 \$1000.00, and a request for recovery of the \$50.00 filing fee.

### Background and Evidence

The applicant testified that:

- The tenant failed to pay the January 2012 rent and therefore on January 4, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- To date the tenant has failed to comply with that notice and has failed to pay any further rent.
- They are therefore requesting an Order of Possession for February 10, 2012, and an order for the outstanding rent plus the filing fee.
- They are further requesting an order to keep the full security deposit towards the claim.

The respondent testified that:

- She does not dispute with a request for an Order of Possession and fully intends to vacate on February 10, 2012.
- She does owe the full January 2012 rent however at this time has no way of paying it.

### Analysis

Since the tenant is not disputing a request for an Order of Possession I allow the landlords request for that Order of Possession.

Since the tenant admits that she owes the full January 2012 rent I also allow the request for monetary order.

I also order recovery of the filing fee

### Conclusion

I have issued an Order of Possession for 1 p.m. on February 10, 2012.

I have allowed the landlords full monetary claim of \$1050.00 and I therefore order that the landlord may retain the full security deposit a \$480.00 and have issued a monetary order in the amount of \$570.00.

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: February 06, 2012.

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Residential Tenancy Branch