



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes FF, MNDC, MNR, MNSD, 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, and a request for a monetary order in the amount of \$2168.00.

### Background and Evidence

The applicant testified that:

- The tenants failed to pay the January 2012 rent and therefore on January 4, 2012 they were served with a 10 day Notice to End Tenancy for non-payment of rent.
- To date the tenants have failed to vacate the rental unit and have failed to pay any further rent.
- They are therefore requesting an order of possession for as soon as possible and a monetary order as follows:

rent outstanding for January 2012	\$1059.00
Rent outstanding for February 2012	\$1059.00
\$25.00 Late fees for January 2012 and February 2012	\$50.00
Filing fee	\$50.00
Total	\$2218.00

The applicant testified that:

- She does not dispute the request for an Order of Possession or for the monetary order as they owe the full amount claimed.

### Analysis

Since the tenant does not dispute the request for an Order of Possession or the Monetary Order I allow both these claims.

### Conclusion

I have issued an Order of Possession that is enforceable two days after service on the tenants.

I have allow the full monetary claim of \$2218.00 and I therefore order that the landlords may retain the full security deposit of \$299.00 and have issued a Monetary Order in the amount of \$1919.00.

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 07, 2012.

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Residential Tenancy Branch