



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR, OPC

Introduction

A substantial amount of 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 registered mail that was mailed on February 22, 2012, 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 \$8,564.80, and a request for recovery of the \$100.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenant has failed to pay rent from August 2010 until present and at this time there is a total of \$8,564.80 in rent outstanding (ledger attached).
- The tenant was served with a 10 day Notice to End Tenancy for non-payment of rent, in person, on January 31, 2012.
- To date the tenant has failed to comply with the Notice to End Tenancy.

The applicants 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 the tenant has fallen behind in the rent to the amount of \$8,564.80, to the end of March 2012, and therefore I allow the landlords claim for that outstanding rent.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy for non-payment rent, and since the 10 days is well past I also allow the landlords request for an Order of Possession.

I also order recovery of the \$100.00 filing fee.

Conclusion

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

I have issued a Monetary Order in the amount of \$8,664.80.

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: March 13, 2012.

Residential Tenancy Branch