



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR

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 testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on March 16, 2012; however the respondent(s) 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 the Notice to End Tenancy for non-payment of rent, and a request for a monetary order for \$2750.00. The applicant is also requesting recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenants failed to pay the rent that was due on February 24, 2012 and therefore on March 5, 2012, a 10 day Notice to End Tenancy was posted on the tenant's door.
- The tenants have not complied with that notice nor have they paid any further rent, and now the March 24, 2012 rent is also passed due.
- The tenants also failed to pay \$10.00 of their security deposit

The applicant is therefore requesting an Order of Possession for as soon as possible, a monetary order for the outstanding rent and security deposit, and recovery of the filing fee.

Analysis

It is my finding that the landlord has shown that the tenants have failed to pay rent totalling \$2740.00 and that a valid Notice to End Tenancy was served on the tenants.

I therefore allow the landlords request for an Order of Possession and for a monetary order for the outstanding rent.

I also allow the request for recovery of the filing fee.

I will not allow the request for an order for outstanding security deposit as I have no authority to order a tenant to pay a security deposit.

Conclusion

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

I have issued a monetary order in the amount of \$2790.00.

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: March 27, 2012.

Residential Tenancy Branch