



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

Some documentary evidence and written arguments have 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 was served with notice of the hearing by registered mail that was mailed on March 21, 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 outstanding rent, and a request for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the February 2012 rent of \$670.00 and the March 2012 rent of \$670.00 and therefore on March 7, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- To date the tenant has failed to comply with the notice, and has failed to pay any further rent.
- Therefore now the April 2012 rent is also outstanding.

The applicant is therefore requesting an Order of Possession for as soon as possible and a monetary order as follows:

Rent outstanding for February 2012	\$670.00
Rent outstanding for March 2012	\$670.00
Rent outstanding for April 2012	\$670.00
Filing fee	\$50.00
Total	\$2060.00

Analysis

It is my finding that the landlord has shown that there is a total of \$2010.00 in rent outstanding at this time and therefore I allow the landlords request for an order for that outstanding rent.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy and has failed to comply with the notice, and therefore I allow the landlords request for an Order of Possession.

I also order recovery of the filing fee.

Conclusion

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

I have allowed the landlords full claim of \$2060.00 and I therefore order that the landlord may retain the full security deposit of \$335.00 and have issued a monetary order in the amount of \$1725.00.

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: April 11, 2012.

Residential Tenancy Branch