



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR, MNSD

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(s) testified that the respondent(s) were served with notice of the hearing by hand on March 22, 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 outstanding rent plus recovery of the filing fee.

Background and Evidence

The applicant testified that:

- The tenants had fallen behind on the rent and therefore on February 2, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- The tenants have failed to comply with that notice and, to date, have failed to pay any further rent.

The applicants are therefore requesting an Order of Possession for as soon as possible and a Monetary Order as follows:

January 2012 rent outstanding	\$900.00
February 2012 rent outstanding	\$900.00
March 2012 rent outstanding	\$900.00
April 2012 rent outstanding	\$900.00
Filing fee	\$50.00
Total	\$3650.00

Analysis

It is my finding that the landlords have shown that there is a total of \$3600.00 rent outstanding at this time and therefore I allow their request for a monetary order.

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

I also order recovery of the filing fee.

Conclusion

I have allowed the landlords full claim of \$3650.00 and I therefore order that the landlord may retain the full security deposit of \$450.00 and have issued a monetary order in the amount of \$3200.00.

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 12, 2012.

Residential Tenancy Branch