



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, OPR, MNSD, CNR, DRI, MT, RR

Introduction

This hearing dealt with cross applications. The landlord is seeking an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The tenant is seeking an order to have a notice to end tenancy set aside, to dispute a rental increase, an order to reduce the rent, seeking more time to file his application and to recovery the filing fee. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by registered mail on April 20, 2012. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord gave affirmed evidence.

Issues to be Decided

Is either party entitled to any of the above under the Act, the regulations or the tenancy agreement?

Background and Evidence

The tenancy began on or about November 1, 2011. Rent in the amount of \$650.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$325.00. The tenant failed to pay rent in the month(s) of April and on April 2, 2012 the landlord served the tenant with a notice to end tenancy. The landlord is also seeking a \$25.00 late fee as per their tenancy agreement.

Analysis

The tenant made a cross application for this matter however chose not to dial into the conference. The tenant submitted some documentary evidence and it was considered in making a decision; however the evidence submitted wasn't helpful and didn't support the tenant's application, accordingly I dismiss the tenant's application in its entirety without leave to reapply.

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As for the monetary order, I find that the landlord has established a claim for \$675.00 in unpaid rent and late fees. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$325.00 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$400.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession and a monetary order for \$400.00. The landlord may retain the security deposit.

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: May 01, 2012.

Residential Tenancy Branch