



Dispute Resolution Services

Page: 1

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(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on April 20, 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, and a request for a monetary order. The applicant is also requesting recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenant failed to pay the March 2012 rent and therefore on March 2, 2012 a 10 day Notice to End Tenancy was posted on his door.

- To date the tenant has failed to comply with the Notice to End Tenancy, and has failed to pay any further rent.

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

March 2012 rent outstanding	\$760.00
March 2012 parking outstanding	\$20.00
April 2012 rent outstanding	\$760.00
April 2012 parking outstanding	\$20.00
May 2012 rent outstanding	\$760.00
May 2012 parking outstanding	\$20.00
Filing fee	\$50.00
Total	\$2390.00

Analysis

It is my finding that the landlords have shown that the tenant has failed to pay his rent or parking fees for the months of March 2012, April 2012, and May 2012.

It is also my finding that the landlords have served the tenant with a valid 10 day Notice to End Tenancy and the tenant has failed to comply with that notice.

I therefore allow the landlords request for a monetary order for the full outstanding rent and parking fees to the end of May 2012 and I allow the request for the Order of Possession

I also order recovery of the \$50.00 filing fee

Conclusion

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

I have issued a monetary order in the amount of \$2390.00.

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: May 09, 2012.

Residential Tenancy Branch