



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, O

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been served with the application for dispute resolution and notice of hearing via registered mail sent on May 17, the tenant did not participate in the conference call hearing.

Issues to be Decided

Is the landlord entitled to an order of possession?
Is the landlord entitled to a monetary order as claimed?

Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began on June 1, 2011 and was set to run for a fixed term of 1 year, ending on May 31, 2012. The tenancy agreement specifically stated that the tenancy ended at the end of the fixed term and the tenant had to vacate the rental unit. The tenant was required to pay \$1,250.00 each month in rent.

The tenant gave the landlord a cheque for his rent for May 2012, but the cheque was returned NSF. The landlord seeks an order of possession pursuant to the terms of the tenancy agreement and a monetary order for May's rental arrears as well as a \$25.00 late payment fee pursuant to the terms of the tenancy agreement.

Analysis

I accept the landlord's undisputed testimony and I find that the tenancy ended on May 31, 2012. I find that the landlord is entitled to an order of possession and I grant him this order, which is enforceable through the Supreme Court.

I find that the tenant failed to pay rent on May 1 when it was due and I find that the landlord is entitled to recover \$1,250.00 in rental arrears as well as the \$25.00 late

payment fee. I grant the landlord a monetary order under section 67 for \$1,275.00. 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 \$1,275.00.

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: June 06, 2012

Residential Tenancy Branch