



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 testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on July 9, 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, a request for a monetary order for unpaid rent, in the amount of \$3000.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on April 1, 2012 with a fixed term of one year and a monthly rent of \$1500.00.
- The tenants failed to pay their June 2012 rent and therefore on June 14, 2012 the tenants were served with a 10 day Notice to End Tenancy.
- The tenants have failed to comply with that notice, and now the full July 2012 rent is also outstanding.

- He is therefore requesting an Order of Possession for as soon as possible and a monetary order for the outstanding rent.

Analysis

It is my finding that the landlord has shown that, at this time, there is a total of \$3000.00 and outstanding rent, and therefore I allow the landlords claim for that outstanding rent.

It is also my finding the landlord has served the tenants with a valid Notice to End Tenancy and the time for vacating is well past. Therefore I also allow the landlords request for an Order of Possession.

I also allow the request for recovery of the \$50.00 filing fee.

Conclusion

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

I have issued a monetary order in the amount of \$3050.00.

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: July 31, 2012.

Residential Tenancy Branch