



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing concerns the landlord's application for an order of possession / a monetary order as compensation for unpaid rent / retention of the security deposit / and recovery of the filing fee. The landlord participated in the hearing and gave affirmed testimony. Despite in-person service of the application for dispute resolution and notice of hearing on July 14, 2012, the tenant did not appear.

The request by the landlord's agent for a minor amendment to the style of cause shown for the landlord on the application for dispute resolution was granted.

Issue(s) to be Decided

Whether the landlord is entitled to any of the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement, the month-to-month tenancy began on April 15, 2011. Monthly rent of \$900.00 is due and payable in advance on the first day of each month, and a security deposit of \$450.00 was collected.

Arising from rent in the amount of \$900.00 which remained unpaid when due on June 1, 2012, the landlord issued a 10 day notice to end tenancy for unpaid rent dated June 25, 2012. The notice was personally served on that same date. A copy of the notice was submitted in evidence. Subsequently, the tenant has made no further payment toward rent and the tenant continues to reside in the unit.

Analysis

The full text of the Act, Regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca

Based on the documentary evidence and the affirmed / undisputed testimony of the landlord's agent, I find that the tenant was served with a 10 day notice to end tenancy for unpaid rent dated June 25, 2012. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply to dispute the notice. The tenant is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the notice. Accordingly, I find that the landlord is entitled to an order of possession.

As for the monetary order, I find that the landlord has established entitlement to a claim of \$1,850.00, which is comprised as follows:

\$900.00: unpaid rent for June 2012

\$900.00: unpaid rent for July 2012

\$50.00: filing fee

I order that the landlord retain the security deposit of \$450.00 and I grant the landlord a monetary order for the balance owed of \$1,400.00 (\$1,850.00 - \$450.00).

Conclusion

I hereby issue an order of possession in favour of the landlord effective not later than two (2) days after service on the tenant. This order must be served on the tenant. 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.

Pursuant to section 67 of the Act, I hereby issue a monetary order in favour of the landlord in the amount of \$1,400.00. Should it be necessary, this order may be served on the tenant, filed in the Small Claims Court and enforced as an order of that Court.

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 27, 2012.

Residential Tenancy Branch