



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MNDC, MNR, OPQ, OPR

### Introduction

Some documentary evidence and written arguments have 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 was served with notice of the hearing by hand; 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, a request for a monetary order for \$3810.00, and a request for recovery of the \$50.00 filing fee.

### Background and Evidence

The applicant testified that:

- The tenant failed to pay the July rent of \$1250.00, and therefore on July 3, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- To date the tenant has failed to comply with the notice, and has failed to pay any further rent.

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

July 2012 rent outstanding	\$1250.00
August 2012 rent outstanding	\$1250.00

July 2012 late fee	\$20.00
August 2012 late fee	\$20.00
Filing fee	\$50.00
Total	\$2590.00

### Analysis

It is my finding that the landlord has shown that the tenant has failed to pay the rent for the months of July 2012 in August 2012 and that the tenant was served with a valid Notice to End Tenancy for non-payment of rent.

Therefore since the tenant has failed to vacate the unit I allow the landlords request for an Order of Possession.

I also allow the request for outstanding rent, late fees, and also order recovery of the filing fee.

### Conclusion

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

I have issued a monetary order in the amount of \$2590.00.

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: August 13, 2012.

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Residential Tenancy Branch