



Dispute Resolution Services

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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 personal service on July 27, 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 possession based on a Notice to End Tenancy for non-payment of rent, a request for a monetary order for \$2494.00 in outstanding rent, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began in April 2012 with a monthly rent of \$1247.00.
- The tenants failed to pay the July 2012 rent, and therefore on July 6, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- To date the tenants have failed to comply with that notice, and have failed to pay any further rent.
- They are therefore requesting an Order of Possession for as soon as possible and an order for the outstanding rent for the months of July 2012, and August 2012.

Analysis

It is my finding that the landlords have shown that the tenants have failed to pay rent for the months of July 2012 and August 2012.

It is also my finding that the landlords have served the tenants with a valid 10 day Notice to End Tenancy for non-payment of rent, and the tenants have failed to comply with that notice.

It is my decision therefore that I will allow the landlords request for an Order of Possession, and for an order for the outstanding rent.

I also order recovery of the 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 \$2544.00.

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 21, 2012.

Residential Tenancy Branch