



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 was personally served with notice of the hearing by the applicant on July 29, 2012, 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 \$4600.00 in unpaid rent, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on January 1, 2012 with a monthly rent of \$1275.00, due on the first of each month.
- The tenant has fallen behind on the rent and at this time there is a total of \$4600.00 in rent outstanding.
- The tenant was served with a 10 day Notice to End Tenancy on July 20, 2012 however the tenant has failed to comply with that notice.

The applicant is therefore requesting an Order of Possession for as soon as possible and a monetary order as follows:

| | |
|----------------------------------|-----------|
| Rent outstanding for May 2012 | \$1275.00 |
| Rent outstanding for June 2012 | \$1275.00 |
| Rent outstanding for July 2012 | \$775.00 |
| Rent outstanding for August 2012 | \$1275.00 |
| Filing fee | \$50.00 |
| Total | \$4650.00 |

Analysis

It is my finding that the landlord has shown that there is a total of \$4600.00 in rent outstanding, and that the tenant has been served with a 10 day Notice to End Tenancy.

I therefore allow the landlords request for both the Order of Possession, and the requested monetary order, including 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 \$4650.00.

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 22, 2012.

Residential Tenancy Branch