



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, OPR, MNR

Introduction

Absence

A substantial amount of documentary evidence, photo 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(s) testified that the respondent was served with notice of the hearing by registered mail it was mailed on August 7, 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 a notice to end tenancy for nonpayment of rent, a request for a monetary order for outstanding rent, and a request for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on November 18, 2011 with the monthly rent of \$1500.00.
- In the month of July 2012 the tenant failed to pay the rent, and therefore on July 22, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door.
- The tenant has failed to comply without notice, and has failed to pay any further rent, and therefore at this time there is a total of \$4500.00 rent outstanding.
- They are therefore requesting an order of possession for as soon as possible and an order for the outstanding rent plus their \$50.00 filing fee.

Analysis

It's my finding that the applicants have shown that the tenant has failed to pay rent for the months of to July 2012, August 2012, and September 2012, for a total of \$4500.00 and therefore I allow that portion of the claim.

It is also my finding that the tenant has been duly served with a valid 10 day Notice to End Tenancy and since the end tenancy date is now well past, I also allow the landlord's request for an order of possession.

I also order recovery of the \$50.00 filing fee.

Conclusion

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

I have issued a Monetary Order in the amount of \$4550.00.

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: September 05, 2012.

Residential Tenancy Branch