



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, OPB, MNR, FF

### 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 served with notice of the hearing by registered mail that was mailed on August 14, 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 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 March 1, 2012 with a monthly rent of \$1050.00.
- The tenant failed to pay \$350.00 of the July 2012 rent, and failed to pay any rent for the months of August 2012 and September 2012.
- A 10 day Notice to End Tenancy was posted on the tenants door on August 2, 2012, however to date the tenant has failed to comply with that notice.

They are therefore requesting an Order of Possession for as soon as possible, an order for the outstanding rent, and recovery of the \$50.00 filing fee.

Analysis

It is my finding that the landlords have shown that the tenant has failed to pay a total of \$2450.00 in outstanding rent and therefore I allow the landlords request for an order for that outstanding rent.

It is also my finding that the tenant has failed to comply with a valid 10 day Notice to End Tenancy and I therefore also allow the request for an Order of Possession.

I also allow the request for 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 \$2500.00.

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 13, 2012.

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Residential Tenancy Branch