



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      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 served with notice of the hearing by hand on October 10, 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, and a request for a monetary order for that unpaid rent.

### Background and Evidence

The applicant testified that:

- This tenancy began on May 1, 2012 with a monthly rent of \$550.00 per month.
- The tenant failed to pay the August 2012 rent and the September 2012 rent and therefore on September 18, 2012 the tenant was served with a 10 day Notice to End Tenancy.
- The tenant has failed to comply with that notice and is still living in the rental unit.
- The tenant has failed to pay any further rent and therefore at this time there is a total of four months' rent outstanding.

The applicant is therefore requesting an Order of Possession for as soon as possible and a Monetary Order for the outstanding rent totaling \$2200.00.

Analysis

It is my finding that the landlord has shown that the tenant has failed to pay rent for the past four months and that there is, at this time, a total of \$2200.00 in rent outstanding.

It is also my finding that the landlord has served a valid 10 day Notice to End Tenancy on the tenant and that the tenant has failed to comply with that notice.

I therefore allow the landlords request for an Order of Possession and for a Monetary Order.

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 \$2200.00.

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: November 07, 2012.

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Residential Tenancy Branch