



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, OPR, 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 October 16, 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 in the amount of \$1875.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on August 16, 2012 with a monthly rent of \$850.00.
- The tenant failed to pay \$175.00 of the September 2012 rent, and failed to pay any of the October 2012 rent, and therefore October 2, 2012 the tenant was served with a 10 day Notice to End Tenancy.
- To date the tenant has failed to comply with that notice and has failed to pay any further rent.

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

September 2012 rent outstanding	\$175.00
October 2012 rent outstanding	\$850.00
November 2012 rent outstanding	\$850.00
Filing fee	\$50.00
Total	\$1925.00

Analysis

It is my finding that the landlord has shown that, at this time, there is a total of \$1875.00 in rent outstanding, and I therefore allow the landlords request for a Monetary Order for that outstanding rent.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy for nonpayment of rent and has failed to comply with that notice, 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 \$1925.00.

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 21, 2012.

Residential Tenancy Branch