



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, MNSD, OPR

Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

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, and a Request for Recovery of the Filing Fee

Background and Evidence

The applicant testified that:

- The tenant failed to pay the November 2012 rent, and therefore on November 2 she was personally served with a 10 day notice to end tenancy.
- Rent for this unit is \$820.00 per month, plus a further \$20.00 per month parking Fee, for a total of \$840.00 per month.
- To date the tenant has failed to pay any further rent, and has failed to comply with the notice to end tenancy.

The applicant is therefore requesting an order of possession for December 30, 2012, and a monetary order as follows:

Rent for November 2012	\$820.00
Rent for December 2012	\$820.00
Parking fee for November 2012	\$20.00
Late fee for November 2012	\$25.00

Late fee for December 2012	\$25.00
Filing fee	\$50.00
total	\$1780.00

The applicant also requests an order allowing them to keep the full security/pet deposit of \$820.00 towards the claim and requests that a monetary order be issued for the difference.

The respondent testified that:

- She does not dispute this claim in any way, she owes the full amount claimed by the landlord, and will vacate the rental unit by December 30, 2012

Analysis

Since the tenant has stated she does not dispute this claim in any way, I have allowed the landlord's request for an order of possession.

I also allow the full monetary claim of \$1780.00

Conclusion

I have issued an order of possession for 1:00 PM on December 30, 2012.

I have allowed the full monetary claim of \$1780.00 and I therefore order that the landlord may retain the full security/ pet Deposit of \$820.00 and I've issued a monetary order in the amount of \$960.00

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: December 19, 2012.

Residential Tenancy Branch