



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR

Introduction

Absence

Some documentary evidence and written arguments have 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 December 19, 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 \$1100.00 in unpaid rent, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on September 1, 2012 with a monthly rent of \$550.00.
- The tenant failed to pay any rent for the month of December 2012 and therefore on December 6, a 10 day Notice to End Tenancy was posted on the tenant's door.
- To date, the tenant has failed to comply with that notice, and has failed to pay any further rent.

- They are therefore requesting an order of possession for as soon as possible, and a monetary order as follows:

Rent outstanding for December 2012	\$550.00
Rent outstanding for January 2013	\$550.00
Filing fee	\$50.00
Total	\$1150.00

Analysis

It is my finding that the landlords have shown that the tenant has failed to pay any rent for the months of December 2012 & January 2013.

It's also my finding that the tenant has been properly served with a valid 10 day Notice to End Tenancy and has failed to comply with the Notice.

I therefore allow the requests for an Order of Possession and for the full monetary order.

Conclusion

I have issued an Order of Possession that's enforceable two days after service on the tenant.

I have issued a Monetary Order in the amount of \$1150.00.

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: January 17, 2013

Residential Tenancy Branch

