



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding REMAX LITTLE OAK REALTY  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** OPR, MNR, MNSD, FF

### **Introduction**

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of her monetary claim.

The notice of hearing was served on the tenant on February 01, 2013 by registered mail. The landlord filed a copy of the tracking slip. The landlord testified that she posted the notice of hearing package on the door of the rental unit and spoke to the tenant by phone to inform him of the hearing. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

### **Issues to be decided**

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order to recover unpaid rent, the filing fee and to retain the security deposit?

### **Background and Evidence**

The tenancy started on August 01, 2011. The monthly rent is \$1,100.00 due on the first of each month. Prior to moving in the tenant paid a security deposit of \$550.00.

The landlord testified that the tenant owed rent for August 2012 in the amount of \$358.35. The tenant also failed to pay rent for September, October, November and December. On December 11, 2012; the landlord served the tenant with a ten day notice to end tenancy for \$4,758.35 in unpaid rent. The tenant did not dispute the notice and continued to occupy the rental unit without paying rent. At the time of the hearing the tenant also owed the landlord \$1,100.00 for January 2013 and \$1,100.00 for February 2013 for a total of \$6,958.35. The landlord testified that on February 01, 2013, the tenant paid \$1,000.00 towards outstanding rent.

The landlord is applying for an order of possession effective two days after service on the tenant and a monetary order in the amount of \$5,958.35 which consists of unpaid rent. The landlord is also applying for \$50.00 for the filing fee.

### **Analysis**

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on December 11, 2012 and did not pay rent within five days of receiving the notice to end tenancy nor did the tenant make application, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted that the tenancy ends on the date set out in the Notice. Pursuant to section 55(2) I am issuing an order of possession effective two days after service on the tenant. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to \$5,958.35 for unpaid rent. Since the landlord has proven her case, she is also entitled to the recovery of the filing fee of \$50.00. I order that the landlord retain the security of \$550.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$5,458.35. This order may be filed in the Small Claims Court and enforced as an order of that Court.

### **Conclusion**

I grant the landlord an order of possession effective two days after service on the tenant and a monetary order in the amount of **\$5,458.35**.

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: February 26, 2013

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Residential Tenancy Branch

