



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, OPR, CNR, O, RR

Introduction

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

I also gave the landlords the opportunity to testify at the hearing.

The landlords testified that the tenant was served with notice of the hearing by registered mail that was mailed on March 1, 2013; however the tenant did not join the conference call that was set up for the hearing.

Further, the tenant had filed her own application for dispute resolution and her hearing was scheduled for the same time, and therefore the tenant was well aware of today's hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This decision deals with two applications for dispute resolution, one brought by the tenants and one brought by the landlords. Both files were scheduled together.

As the tenant did not appear, her application did not proceed.

The landlord's application 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 \$2375.00.

Background and Evidence

The landlords testified that:

- This tenancy began on November 1, 2012 with a monthly rent of \$950.00.
- The tenant only paid a portion of the January 2012 rent, and therefore on January 27, 2013 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 also 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:

January 2013 rent outstanding	\$425.00
February 2013 rent outstanding	\$950.00
March 2013 rent outstanding	\$950.00
Filing fee	\$50.00
Total	\$2375.00

Analysis

It is my finding that the landlords have shown that the tenant has outstanding rent totaling \$2325.00 and that the tenant was served with a valid 10 day notice to end tenancy.

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

I also order 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 \$2375.00.

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: March 26, 2013

Residential Tenancy Branch

