



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

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 registered mail that was mailed on March 8, 2013; 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 an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, and a request for a Monetary Order in the amount of \$3200.00. The applicant is also requesting recovery of the \$50.00 filing fee.

### Background and Evidence

The applicant testified that:

- This tenancy began on January 25, 2013 with a monthly rent of \$1500.00.
- The tenant was supposed to pay a security deposit however the tenant failed to do so.
- The tenant failed to pay the full March 2013 rent and therefore on March 2, 2013 a 10 day Notice to End Tenancy was posted on the tenant's door.
- The tenant failed to comply with the Notice to End Tenancy, and at this time there is now a total of \$2600.00 in rent outstanding.

- He is therefore requesting an Order of Possession for as soon as possible, and a Monetary Order as follows:

March 2013 rent outstanding	\$1100.00
April 2013 rent outstanding	\$1500.00
Filing fee	\$50.00
Total	\$2650.00

### Analysis

It's my finding that the landlord has shown that this time there is a total of \$2600.00 in rent outstanding, and therefore I allow the full monetary claim requested.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy and I therefore also allow the request for an Order of Possession.

### 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 \$2650.00.

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: April 04, 2013

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Residential Tenancy Branch