



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent, for compensation for loss or damage under the Act or tenancy agreement, to recover the filing fee for this proceeding and to keep the Tenant's security deposit in partial payment of those amounts.

The Landlord said she served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on March 22, 2013. Based on the evidence of the Landlord, I find that the Tenant was served with the Landlord's hearing package as required by s. 89 of the Act and the hearing proceeded in the Tenant's absence.

Issues(s) to be Decided

1. Does the Landlord have grounds to end the tenancy?
2. Are there rent arrears and if so, how much?
3. Is the Landlord entitled to compensation for unpaid rent and if so how much?
4. Is the Landlord entitled to keep the Tenant's security deposit?

Background and Evidence

This tenancy started on January 24, 2010 as a 6 month fixed term tenancy with an expiry date of July 31, 2010 and then continued on a month to month basis. Rent is \$1,301.34 per month payable in advance of the 1st day of each month. The Tenant paid a security deposit of \$587.50 in advance of the tenancy.

The Landlord said that the Tenant did not pay \$1,301.34 of rent for March, 2013, when it was due and as a result, on March 5, 2013 she posted a 10 day Notice to End Tenancy for Unpaid Rent or Utilities dated March 5, 2013 on the door of the Tenant's rental unit. The Landlord said the Tenant has unpaid rent for April, 2013 in the amount of \$1,301.34 as well. The Landlord included a second 10 Day Notice for unpaid rent in the evidence package dated April 2, 2013 for \$2,602.68 which she also posted on the Tenant's door on April 2, 2013.

The Landlord further indicated that the Tenant is living at the rental unit and the Landlord requested an Order of Possession for as soon as possible.

The Landlord also sought to recover the \$50.00 filing fee for this proceeding.

Analysis

Section 46(4) of the Act states that **within 5 days of receiving** a Notice to End Tenancy for Unpaid Rent or Utilities, a Tenant must pay the overdue rent or apply for dispute resolution. If the Tenant fails to do either of these things, then under section 46(5) of the Act, they are conclusively presumed to have accepted that the tenancy ends on the effective date of the Notice and they must vacate the rental unit at that time.

Under s. 90 of the Act, the Tenant is deemed to have received the Notice to End Tenancy 3 days after it was posted, or on March 8, 2013. Consequently, the Tenant would have had to pay the amount stated on the Notice or apply to dispute that amount no later than March 13, 2013. On review of the Notice to End Tenancy form dated March 5, 2013, it does not have the address of the unit to be moved out of filled in. This error invalidates the Notice dated March 5, 2013. The Notice to End Tenancy dated April 2, 2013 is completed as required by the Act: therefore the Tenant had to pay the amount on that Notice or apply for dispute resolution no later than April 10, 2013.

I find that the Tenant has not paid the overdue rent and has not applied for dispute resolution. Consequently, I find pursuant to s. 55(2)(b) of the Act that the Landlord is entitled to an Order of Possession to take effect 48 hours after service of it on the Tenant.

I also find that the Landlord is entitled to recover unpaid rent for March, 2013 in the amount of \$1,301.34 and unpaid rent for April, 2013 in the amount of \$1,301.34.

As the Landlord has been successful in this matter, she is also entitled to recover from the Tenant the \$50.00 filing fee for this proceeding. I order the Landlord pursuant to s. 38(4) and s. 72 of the Act to keep the Tenant's security deposit in partial payment of the rent arrears. The Landlord will receive a monetary order for the balance owing as following:

	Rent arrears:	\$2,602.68	
	Filing Fee	\$ 50.00	
	Subtotal:		\$2,652.68
Less:	Security Deposit	\$587.50	
	Subtotal:		\$ 587.50
	Balance Owing		\$2,065.18

Conclusion

An Order of Possession effective 2 days after service of it on the Tenant and a Monetary Order in the amount of \$2,065.18 have been issued to the Landlord. A copy of the Orders must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia and the Monetary Order may be enforced in the Provincial (Small Claims) Court of British Columbia.

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 17, 2013

Residential Tenancy Branch

