



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNDC, MNR, OPR

Introduction

This is an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, a request for a Monetary Order for outstanding rent totaling \$1360.00, and a request for recovery of the \$50.00 filing fee.

Some documentary evidence and written arguments has 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 May 17, 2013; however the respondent did not join the conference call that was set up for the hearing.

It's my finding that the respondent is considered served with notice of this hearing five days after the documents were mailed.

All testimony was taken under affirmation.

Issue(s) to be Decided

- Is the landlord entitled to an Order of Possession.
- Is the landlord entitled to a Monetary Order for \$1360.00.
- Is the landlord entitled to recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on September 1, 2012 with the monthly rent of \$620.00.
- The tenant failed to pay \$120.00 of the April 2013 rent, and failed to pay the full May 2013 rent, and therefore on May 7, 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 failed to pay any further rent.
- He is therefore requesting an Order of Possession for soon as possible, and an Order for the outstanding rent and filing fee.

Analysis

It is my finding that the landlord has shown that the tenant has outstanding rent totaling \$1360.00 to the end of June 2013. I therefore allow the landlords request for a Monetary Order for that outstanding rent.

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

I further Order recovery of the \$50.00 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 \$1410.00.

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: June 12, 2013

Residential Tenancy Branch

