



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR, FF

### 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 \$3695.06, and a request for recovery of the \$50.00 filing fee.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession?

Is the landlord entitled to a Monetary Order of \$3695.06?

### Background and Evidence

The applicant testified that:

- The monthly rent at this rental unit is \$1100.00.
- The tenants have fallen behind on the rent and therefore on April 25, 2013 they served the tenants with a 10 day Notice to End Tenancy for nonpayment of rent.
- To date the tenants have failed to comply with the Notice to End Tenancy and at this time they have a total of \$2300.00 in rent outstanding.
- The tenants also owe \$1395.06 in outstanding utilities.
- They are therefore requesting an Order of Possession for as soon as possible and a Monetary Order for the outstanding rent and utilities.

### Analysis

It's my finding that the landlord has shown that the tenants owe a total of \$2300.00 in outstanding rent and I therefore allow the request for a Monetary Order for the outstanding rent.

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

I also allow the request for recovery of the \$50.00 filing fee.

The landlord has failed to supply any evidence in support of that claim for outstanding utilities and I therefore dismiss that portion of the claim with leave to reapply.

### Conclusion

I have issued an Order of Possession that is enforceable two days after service on the tenants.

I have issued a Monetary Order in the amount of \$2350.00.

I dismissed with leave to reapply the claim for \$1395.06 in outstanding utilities.

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: July 08, 2013

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Residential Tenancy Branch

