



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC and FF

### Introduction

This hearing was convened on an application made by the landlord on June 13, 2013 seeking an Order of Possession pursuant to a 10-day Notice to End Tenancy for unpaid rent served in person on the tenant on May 15, 2013. The landlord also sought a Monetary Order for the unpaid rent and recovery the filing fee for this proceeding.

Despite having been served with the Notice of Hearing served in person on June 14, 2013, the tenant did not call in to the number provided to enable his participation in the telephone conference call hearing. Therefore, it proceeded in his absence.

### Issue(s) to be Decided

This application requires a decision on whether the landlord is entitled to an Order of Possession and a Monetary Order as requested.

### Background and Evidence

This tenancy began on October 1, 2009. Rent is \$550 per month and the landlord holds a security deposit of \$275 paid on or about October 1, 2009.

During the hearing, the landlord gave evidence the Notice to End Tenancy had been served after the tenant had failed to pay the \$550 rent due on May 1, 2013.

In the interim, the tenant remains in the rental unit, the May rent remains outstanding and the tenant has not paid the rent for June or July 2013.

Therefore, the landlord requested an Order of Possession and a Monetary Order for the unpaid rent for May, June and July 2013 and recovery of the filing fee for his proceeding and authorization to retain the security deposit in set off.

### Analysis

Section 26 of the *Act* provides that tenants must pay rent when it is due whether or not the landlord is in compliance with the legislation or rental agreement.

Section 46 of the *Act* provides that a landlord may issue a Notice to End Tenancy for unpaid rent on a day after the rent is due. Tenants may cancel the notice by paying the overdue rent or make application to dispute the notice within five days of receiving it.

In this instance, I find that the tenant did not pay the rent within five days of receiving the notice and did not make application to dispute it.

Therefore, under section 46(5) & (6) of the *Act*, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice to End Tenancy which was May 25, 2013.

Accordingly, I find that the landlord is entitled to an Order of Possession effective two days from service of it on the tenant.

I further find that the landlord is entitled to a Monetary Order for the unpaid rent and recovery of the filing fee for this proceeding.

In addition, as authorized by section 72 of the *Act*, I hereby order that the landlord retain the security deposit in set off against the balance owed.

Thus I find that the tenant owes to the landlord, an amount calculated as follows:

May 2013 rent	\$ 550.00
June 2013 rent	550.00
July 2013 rent	550.00
Filing fee	<u>50.00</u>
Subtotal	\$1,700.00
Less retained security deposit (No interest due)	<u>- 275.00</u>
<b>TOTAL</b>	<b>\$1,425.00</b>

### Conclusion

The landlord's copy of this decision is accompanied by an Order of Possession, enforceable through the Supreme Court of British Columbia, to take effect two days from service of it on the tenant.

In addition to authorization to retain the security deposit in set off, the landlord's copy of this decision is accompanied by a Monetary Order for **\$1,425.00**, enforceable through the Provincial Court of British Columbia, for service on the tenant.

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 11, 2013

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Residential Tenancy Branch

