



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was convened by way of conference call in response to the landlord's application for an Order of Possession for unpaid rent; for a Monetary Order for unpaid rent; for an Order permitting the landlord to keep all or part of the tenants security deposit; for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application.

Service of the hearing documents, by the landlord to the tenant, was done in accordance with section 89 of the *Act*, sent via registered mail on July 27, 2013. Mail receipt numbers were provided in the landlord's documentary evidence. The tenant was deemed to be served the hearing documents on the fifth day after they were mailed as per section 90(a) of the *Act*.

The landlord appeared, gave sworn testimony, was provided the opportunity to present evidence orally, in writing, and in documentary form. There was no appearance for the tenant, despite being served notice of this hearing in accordance with the *Residential Tenancy Act*. All of the testimony and documentary evidence was carefully considered.

### Issues to be decided

- Is the landlord entitled to an Order of Possession due to unpaid rent?
- Is the landlord entitled to a monetary Order to recover unpaid rent?

- Is the landlord entitled to keep the security deposit?
- Is the landlord entitled to a Monetary Order for money owed or compensation for damage or loss?

### Background and Evidence

The landlord testifies that this tenancy started on October 01, 2012. This is a fixed term lease which is due to expire on September 30, 2013. Rent for this unit is documented on the agreement as \$850.00 per month and is due on the 1st of each month. The tenant was given a rent incentive of \$142.00 per month for signing a lease agreement. This takes the rent to \$708.00 per month. The tenant paid a security deposit of \$425.00 on October 01, 2012.

The landlord testifies that the tenant failed to pay the rent for July, 2013. The landlord issued a 10 Day Notice to End Tenancy for unpaid rent on July 06, 2013. This was served to the tenant by posting it to the tenant's door on that date. This Notice states that the tenant owes rent of \$750.00 which was due on July 01, 2013. The landlord explains that this amount also included an overdue amount from June of \$42.00 however the landlords are not including this amount for June in their claim. The tenant had five days to either pay the outstanding rent or apply for Dispute Resolution or the tenancy would end on July 16, 2013. The tenant did not pay the outstanding rent or dispute the Notice within five days. The landlord testifies that no rent has been paid by the tenant for August, 2013. The total amount of outstanding rent is now \$1,416.00.

The landlord testifies that the tenancy agreement has a clause #7 that informs the tenant that a late fee of \$25.00 will be charged to the tenant for any month that rent is late. The landlord seeks to recover this late fee for August, 2013

The landlord requests an Order to retain the tenant's security deposit in partial payment towards the rent arrears and a Monetary Order for the balance. The landlord also

requests to recover the \$50.00 filing fee from the tenant. The landlord requests an Order of Possession to take effect as soon as possible.

Analysis

I have carefully considered all the evidence before me, including the sworn testimony of the landlord. Section 26 of the *Act* states:

*A tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.*

I am satisfied from the evidence before me that the tenant failed to pay rent for July and August, 2013. Consequently, the landlord has established a claim for the sum of **\$1,416.00** in unpaid rent.

I further find the landlord is entitled to recover a late fee of **\$25.00** for August as claimed as the tenant was duly notified in the tenancy agreement that a charge of this nature will be made if rent is late.

I order the landlord pursuant to s. 38(4)(b) of the *Act* to keep the tenant's security deposit of **\$425.00** in partial payment of the rent arrears.

As the landlord has been successful in this matter, the landlord is also entitled to recover the **\$50.00** filing fee for this proceeding pursuant to s. 72(1) of the *Act*.

The landlord will receive a Monetary Order for the balance owing as follows:

Outstanding rent	\$1,416.00
Late fee	\$25.00
Less Security Deposit	(-\$425.00)
Plus filing fee	\$50.00

Total amount due to the landlords	\$1,066.00
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I accept that the tenant was served the 10 Day Notice to End Tenancy for unpaid rent, pursuant to section 88 of the *Residential Tenancy Act*. The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenant did not pay the outstanding rent within five days nor apply to dispute the Notice to End Tenancy within five days.

Based on the foregoing, I find that the tenant is conclusively presumed, under section 46(5) of the *Act*, to have accepted that the tenancy ended on the effective date of the Notice and grant the landlord an order of possession pursuant to s. 55 of the *Act*.

#### Conclusion

I HEREBY FIND y in favor of the landlord's monetary claim. A copy of the landlord's decision will be accompanied by a Monetary Order for **\$1,066.00**. The order must be served on the respondent and is enforceable through the Provincial Court as an order of that Court.

I HEREBY ISSUE an Order of Possession in favour of the landlord effective **two days after service upon the tenant**. This order must be served on the Respondent and may be filed in the Supreme Court and enforced as an order of that Court.

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: August 30, 2013

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Residential Tenancy Branch

