



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0720426 B.C. LTD.  
and [tenant name suppressed to protect privacy]

## **Decision**

### **Dispute Codes:**

MNR, OPR, FF

### **Introduction**

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent and a monetary order for rental arrears.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on August 19, 2013, the tenant did not appear.

### **Issue(s) to be Decided**

Is the landlord entitled to an Order of Possession based on the 10-Day Notice to End Tenancy for Unpaid Rent?

Is the landlord entitled to monetary compensation for rental arrears owed?

### **Background and Evidence**

The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy dated August 2, 2013 with effective date of August 12, 2013, a copy of the tenancy agreement and copies of utility invoices. The landlord testified that the tenancy began on June 1, 2013, at which time the tenant paid a security deposit of \$285.00 and the current rent is \$570.00 per month. The landlord testified that the tenant failed to pay \$45.00.00 rent owed for June 2013, \$570.00 rent for July 2013 and \$570.00 rent for August 2013. The landlord testified that the tenant also owes \$32.10 for hydro as the tenant failed to put the account in his own name as required under the tenancy agreement.

The landlord testified that the rent and utility arrears now total \$1,217.10, which is being claimed.

The landlord testified that the tenant has not completely vacated the unit and the landlord has requested an Order of Possession.

### **Analysis**

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent by posting it on the tenant's door. The tenant has not paid the arrears and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice. Based on the above facts, I find that the landlord is entitled to an Order of Possession.

I find that the landlord has established a total monetary claim of \$1,267.10, comprised of \$1,217.10 accrued arrears and the \$50.00 fee paid by the landlord for this application. I order that the landlord retain the tenant's security deposit of \$285.00 in partial satisfaction of the claim leaving a balance due of \$982.10.

I hereby grant the Landlord an order under section 67 for \$982.10. This order must be served on the Respondent and is final and binding. If necessary it may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

I hereby issue an Order of Possession in favour of the landlord effective two days after service on the tenant. This order must be served on the Respondent and is final and binding. If necessary it may be filed in the Supreme Court and enforced as an order of that Court.

### **Conclusion**

The landlord's application is successful and the landlord is granted a monetary order for rental arrears and an Order of Possession.

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: September 26, 2013

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Residential Tenancy Branch

