



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 in person on August 9, 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 proof of service. The landlord testified that the tenancy began as a fixed term on August 1, 2012, at which time the tenant paid a security deposit of \$262.50 and the current rent is \$525.00 per month. The landlord testified that the tenant failed to pay \$525.00 rent owed in August and also owed \$100.00 for late fees for late payment of rent for 10 months. The landlord testified that a 10-Day Notice to End Tenancy for Unpaid Rent was personally served on the tenant on August 2, 2012.

The landlord stated that, after the 10-Day Notice was served, the tenant did not pay the arrears, did not dispute the Notice and did not vacate the unit.

The landlord testified that the tenant also failed to pay the \$525.00 rent due on September 1, 2013 and the arrears, including the late fees, now total \$1,150.00, which is being claimed.

The landlord has requested an Order of Possession based on the 10-Day Notice to End Tenancy for Unpaid Rent.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent in person. 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 \$1,200.00, comprised of \$1,150.00 accrued rental 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 \$262.50 in partial satisfaction of the claim leaving a balance due of \$937.50.

I hereby grant the Landlord an order under section 67 for \$937.50. 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 18, 2013

Residential Tenancy Branch

