



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bristol Estates
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by personal service on September 17, 2013. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlords gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

Background and Evidence

The tenancy began on or about November 1, 2012. Rent in the amount of \$875.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$437.50. The tenant failed to pay rent in the month(s) of August and September and on September 3, 2013 the landlord served the tenant with a notice to end tenancy. The tenant further failed to pay rent in the month(s) of October 2013. The landlord advised that as of today's hearing the amount of unpaid rent and late fees as per their tenancy agreement is \$1855.00.

Analysis

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. At the outset of the hearing the landlord advised that the tenant returned the keys to the suite and vacated the unit on October 23, 2013. The landlord stated they no longer require an order of possession and accordingly I dismiss that portion of their application.

As for the monetary order, I find that the landlord has established a claim for \$1855.00. The landlord is also entitled to recovery of the \$50.00 filing fee. I order that the landlord retain the \$437.50 deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1467.50. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

Conclusion

The landlord is granted a monetary order for \$1467.50. The landlord may retain the security deposit.

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: October 28, 2013

Residential Tenancy Branch

