



Dispute Resolution Services

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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 concerns the landlord's application for an order of possession / a monetary order as compensation for unpaid rent / retention of the security deposit and pet damage deposit / and recovery of the filing fee. Both parties attended and gave affirmed testimony.

Issue(s) to be Decided

Whether the landlord is entitled to any of the above under the Act, Regulation or tenancy agreement.

Background and Evidence

Pursuant to a written tenancy agreement, the tenancy began on February 1, 2012. Monthly rent of \$925.00 is due and payable in advance on the first day of each month. A security deposit of \$462.50 and a pet damage deposit of \$462.50 were collected.

Arising from rent which was unpaid when due on November 1, 2013, the landlord issued a 10 day notice to end tenancy for unpaid rent dated November 2, 2013. The notice was served by way of posting n the unit door on that same date. A copy of the notice was submitted in evidence. The date shown on the notice by when the tenant must vacate the unit is November 13, 2013. Subsequently, the tenant has made no further payment toward rent and she continues to reside in the unit.

Analysis

Based on the documentary evidence and testimony, I find that the tenant was served with a 10 day notice to end tenancy for unpaid rent dated November 2, 2013. The tenant did not pay the outstanding rent within 5 days of receiving the notice, and did not apply to dispute the notice. The tenant 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. Accordingly, I find that the landlord has established entitlement to an **order of possession**.

As to compensation, I find that the landlord has established a claim of **\$2,900.00**:

\$925.00: *unpaid rent for November 2013*

\$25.00: *fee assessed for late payment of rent*

\$925.00: *unpaid rent for December 2013*

\$25.00: *fee assessed for late payment of rent*

\$925.00: *unpaid rent / loss of rental income for January 2014*

\$25.00: *fee assessed for late payment of rent*

\$50.00: *filing fee*

I order that the landlord retain the security deposit and pet damage deposit in the combined total amount of **\$925.00** (\$462.50 + \$462.50), and I grant the landlord a **monetary order** under section 67 of the Act for the balance owed of **\$1,975.00** (\$2,900.00 - \$925.00).

Conclusion

I hereby issue an **order of possession** in favour of the landlord effective not later than **two (2) days** after service on the tenant. This order must be served on the tenant. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$1,975.00**. This order may be served on the tenant, filed in the Small Claims 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: January 08, 2014

Residential Tenancy Branch

