



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent, late fees and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of the monetary claim.

The notice of hearing was served on the tenant on December 23, 2013 by registered mail. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order for unpaid rent, late fees and the filing fee and to retain the security deposit?

Background and Evidence

The tenancy started on November 01, 2012. The monthly rent is \$975.00 due on the first of each month. Prior to moving in, the tenant paid a security deposit of \$500.00. A clause in the addendum of the tenancy agreement requires the tenant to pay a late fee of \$25.00 for rent paid after the first of each month.

The landlord testified that the tenant failed to pay rent for October 2013 and on October 26, 2013; the landlord served the tenant with a ten day notice to end tenancy. The tenant did not dispute the notice and paid \$500.00 towards rent. The tenant continued to occupy the rental unit and did not pay rent for November 2013. On November 02, the landlord served the tenant with a second notice to end tenancy. Again the tenant did not dispute the notice and also did not pay rent. The landlord is applying for an order of possession effective two days after service on the tenant and a monetary order in the amount of \$3,500.00 for unpaid rent. The landlord is also applying for \$50.00 for the filing fee and to retain the security deposit in partial satisfaction of the claim.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on October 26, 2013 and did not pay full rent within five days of receiving the notice to end tenancy nor did the tenant make application, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the Notice. Pursuant to section 55(2) I am issuing a formal order of possession effective two days after service on the tenant. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to \$3,500.00 for unpaid rent and late fees. Since the landlord has proven his case, he is also entitled to the recovery of the filing fee of \$50.00. I order that the landlord retain the security of \$500.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$3,050.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective **two days after service** on the tenant and a monetary order in the amount of **\$3,050.00**.

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 14, 2014

Residential Tenancy Branch

