



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 was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent and utilities - Section 67;
3. An Order to retain the security deposit - Section 38
4. An Order to recover the filing fee for this application - Section 72.

I accept the landlord's evidence that despite the tenant having been served with the application for dispute resolution and notice of hearing by *registered mail* in accordance with Section 89 of the Residential Tenancy Act (the Act) the tenant did not participate in the conference call hearing. The landlord provided evidence of the registered mail particulars including the tracking number for the mail. The landlord was given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the landlord entitled to an Order of Possession?

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on November 29, 2013. Rent in the amount of \$1260.00 is payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$630.00 and retains it in trust. The tenant failed to pay all rent in the first month of occupancy and on December 11 and 18, 2013 the landlord served the tenant with notices to end tenancy for non-payment of rent. The tenant failed to pay December 2013 rent in the balance of \$1060.00. The tenant further failed to pay rent in the month of January 2014. The landlord's monetary claim, in part, is for all of the unpaid rent. The landlord further provided evidence of unpaid utilities for which the tenant is responsible under the contractual tenancy agreement. The landlord testified the tenant was provided copies of the utilities up to December 15, 2013 in the amount of \$105.13.

Analysis

Based on the testimony and document evidence before me I find that the tenant was served with a notice to end tenancy for non-payment of rent and I find the notice to be valid. The tenant has not paid the outstanding rent and has not applied 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. I find that the landlord is entitled to an **Order of Possession**. I also find the landlord has established a monetary claim for unpaid rent and utilities. The landlord is also entitled to recovery of the \$50 filing fee. Any applicable security deposit will be off-set from the award herein.

Calculation for Monetary Order:

Rental arrears – December 2013	\$1060.00
Rental arrears – January 2014	1260.00
Unpaid utilities to December 15, 2013	105.13
Filing fee	50.00
<i>Less security deposit</i>	<i>-630.00</i>
Total monetary award	\$1845.13

Conclusion

I grant an Order of Possession to the landlord **effective 2 days from the day it is served on the tenant**. The tenant must be served with this Order. 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.

I Order that the landlord retain the deposit of \$630.00 in partial satisfaction of the claim and **I grant** the landlord an Order under Section 67 of the Act for the balance due of **\$1845.13**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision is final and binding on both parties.

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