



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, OPR, MNR

Introduction

This is a request for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, a request for a Monetary Order for \$1400.00 in outstanding rent, and a request for recovery of the \$50.00 filing fee.

The applicant(s) testified that the respondent was served with notice of the hearing by personal service on December 11, 2013 however the respondent did not join the conference call that was set up for the hearing.

It is my finding that the respondent has been properly served with notice of the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

Is the applicant entitled to an Order of Possession?

Is the applicant entitled to a Monetary Order in the amount of \$1400.00?

Background and Evidence

The applicant testified that:

- This tenancy began on November 1, 2013 with a monthly rent of \$700.00 due on the first of each month.
- The tenant failed to pay the December 2013 rent, and therefore on December 2, 2013, a 10 day Notice to End Tenancy was personally served on the tenant.
- The tenant has failed to comply with the Notice to End Tenancy and has failed to pay any further rent.
- They are therefore requesting a Monetary Order for outstanding rent for the months of December 2013, and January 2014 for a total of \$1400.00.
- They are also requesting an Order of Possession for as soon as possible.

Analysis

It is my finding that the applicants have shown that the tenant has failed to pay rent for the months of December 2013, and January 2014 for a total of \$1400.00 and I therefore allow that portion of the claim.

It is also my finding that the applicants have served the tenant with a valid 10 day Notice to End Tenancy and I therefore also allow the request for an Order of Possession.

I further allow the request for recovery of the filing fee.

Conclusion

I have issued an Order of Possession that is enforceable two days after service on the respondent.

I've issued a Monetary Order in the amount of \$1450.00.

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 06, 2014

Residential Tenancy Branch