



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Stranaghan Enterprises Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FF, MNR, OPR

Introduction

This is an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, a request for a Monetary Order for \$3655.00, and a request for recovery of the \$50.00 filing fee.

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issue(s) to be Decided

Is landlord entitled to an Order of Possession?

Is the landlord entitled to a Monetary Order for \$3655.00, and recovery of the \$50.00 filing fee?

Background and Evidence

The applicant testified that:

- This tenancy began October 31, 2013 with a monthly rent of \$985.00.
- The tenant has fallen well behind on the rent and therefore at this time there is a total of \$3655.00 in rent outstanding to the end of March 2013.
- He is therefore requesting an Order of Possession for soon as possible and a Monetary Order for the outstanding rent.

The respondent testified that:

- She does not dispute that there is a total of \$3655.00 rent outstanding, as a result the problems from a bad relationship.
- She does not have the money to pay the outstanding rent.

Analysis

Since the tenant does not dispute that there is a total of \$3655.00 in rent outstanding I allow the landlords request for a Monetary Order for that outstanding rent.

It's also my finding that the tenants have been served with a valid 10 day Notice to End Tenancy and has failed to comply with that notice and therefore I 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 tenant.

I've issued a Monetary Order in the amount of \$3705.00.

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: March 31, 2014

Residential Tenancy Branch

