



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Nacel Properties Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

This is an application filed by the Landlord for an order of possession and a monetary order for unpaid rent, for money owed or compensation for damage or loss and recovery of the filing fee.

Both parties attended the hearing by conference call and gave undisputed testimony. As both parties have attended and have confirmed receipt of the notice of hearing package and the Landlord's submitted documentary evidence, I am satisfied that both parties have been properly served.

### Issue(s) to be Decided

Is the Landlord entitled to an order of possession?

Is the Landlord entitled to a monetary order?

### Background and Evidence

Both parties agreed that the Landlord served the Tenant with a 10 day notice to end tenancy issued for unpaid rent dated January 3, 2014 by posting it to the rental unit door. The notice states that rent of \$1,283.00 was not paid when due on January 1, 2014. The notice shows an effective end of tenancy date of January 13, 2014.

The Tenant stated at the beginning of the hearing that he was "guilty" and that he did fail to pay the rent for January and February of 2014. The Tenant stated he had no reason to doubt the amount owed based upon the Landlord's monetary claim of \$2,566.00 for two months rent owed.

### Analysis

I find that the Tenant was properly served with the 10 day notice to end tenancy dated January 3, 2014 by posting it to the rental unit door. Based on the Tenant's undisputed direct testimony that rent was not paid for January and February and that the Landlord's rental accounting was accurate, the Landlord's application for an order of possession and a monetary order for \$2,566.00 has been established.

The Landlord is granted an order of possession. The Tenant must be served with the order of possession. 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.

As for the monetary claim, the Landlord has established a claim for \$2,566.00 in unpaid rent. The Landlord is also entitled to recovery of the \$50.00 filing fee. I grant the Landlord a monetary order under section 67 of \$2,616.00 for the balance due. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

### Conclusion

The Landlord is granted an order of possession and a monetary order for \$2,616.00.

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 06, 2014

---

Residential Tenancy Branch

