



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Belmont Properties  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This hearing dealt with the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") for an order of possession for the rental unit due to unpaid rent, a monetary order for unpaid rent, for authority to retain the tenant's security deposit and to recover the filing fee.

The landlord's two representatives attended; the tenant did not attend the telephone conference call hearing.

The landlord's agent, RF, stated that she served the tenant with the Application for Dispute Resolution and Notice of Hearing by leaving it with the tenant at her rental unit on March 21, 2014.

Based upon the submissions of the landlord, I find the tenant was served notice of this hearing in a manner complying with section 89(1) of the Residential Tenancy Act and the hearing proceeded in the tenant's absence.

The landlords were provided the opportunity to present their evidence orally and to refer to relevant documentary evidence submitted prior to the hearing, and make submissions to me.

I have reviewed all oral and written evidence before me that met the requirements of the Dispute Resolution Rules of Procedure (Rules); however, I refer to only the relevant evidence regarding the facts and issues in this decision.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession for the rental unit due to unpaid rent, monetary compensation, and to recover the filing fee?

### Background and Evidence

The landlord gave evidence, via a written tenancy agreement, that this tenancy began on March 1, 2007, monthly rent is \$760, and a security deposit of \$337.50 was paid by the tenant at the beginning of the tenancy.

The landlord's agent, RF, gave evidence that on March 2, 2014, she served the tenant with a 10 Day Notice to End Tenancy for Unpaid Rent (the "Notice"), by attaching it to the tenant's door, listing unpaid rent of \$760 as of March 1, 2014. The effective vacancy date listed on the Notice was March 15, 2014.

RF testified that additionally she served another 10 Day Notice to the tenant on March 19, 2014, as the tenant called RF and stated that she had lost the first Notice. I note that the second Notice was dated March 19, 2014, as RF submitted that she changed the date to reflect a new day of service.

The Notice informed the tenant that the Notice would be cancelled if the rent was paid within five days. The Notice also explained that alternatively the tenant had five days to dispute the Notice by making an application for dispute resolution.

The landlord stated that the tenant has not paid any rent for March or April, and made a verbal request at the hearing to include monetary compensation for unpaid rent for April as well as for March, as listed on their application, for a total amount of \$1520.

I have no evidence before me that the tenant applied to dispute the Notice.

### Analysis

Based on the landlord's undisputed evidence and submissions, I find the tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent, did not pay the outstanding rent or file an application for dispute resolution in dispute of the Notice within five days of service and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

I therefore find that the landlord is entitled to an order of possession for the rental unit effective two days after service of the order upon the tenant.

I also allow the landlord's request to amend their application to include a request for unpaid rent for April, and therefore find that the landlord is entitled to a monetary award of \$1570 comprised of outstanding rent of \$1520 for March and April, and the \$50 filing fee paid by the landlord for this application.

### Conclusion

The landlord's application has been granted.

I grant the landlord a final, legally binding order of possession for the rental unit, which is enclosed with the landlord's Decision. Should the tenant fail to vacate the rental unit pursuant to the terms of the order after being served, the order may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court. The tenant is advised that costs of such enforcement are recoverable from the tenant.

The landlord has been granted a monetary award in the amount of \$1570.

At the landlord's request, I allow the landlord to retain the tenant's security deposit of \$337.50 and interest on the security deposit of \$9.37, in partial satisfaction of the monetary award of \$1570.

I grant the landlord a final, legally binding monetary order pursuant to section 67 of the Act for the balance due, in the amount of \$1223.13, which I have enclosed with the landlord's Decision.

Should the tenant fail to pay the landlord this amount without delay after being served the order, the order may be filed in the Provincial Court of British Columbia (Small Claims) for enforcement as an order of that Court. The tenant is advised that costs of such enforcement are recoverable from the tenant.

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* and is being mailed to both the applicant and the respondent.

Dated: April 16, 2014

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Residential Tenancy Branch

