



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Porte Realty Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute codes      OP MNR MNSD FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order allowing retention of the security deposit in partial satisfaction of the claim. The hearing was conducted by conference call. The landlord's agent and the tenant called in and participated in the hearing.

### Issues

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order?

Is the landlord entitled to an order allowing retention of the security deposit?

### Background and Evidence

This tenancy began on December 1, 2013. The rent is \$800.00 due in advance on the first day of each month. The tenant paid a security deposit of \$400.00 at the start of the tenancy. The tenant did not pay rent for March when it was due. The tenant's pre-authorized deposit for March was returned "NSF". On March 6, 2014 the landlord served the tenant with a Notice to End Tenancy for non-payment of rent by posting it to the door of the rental unit. The tenant has not paid rent for March and she did not file an application to dispute the Notice to End Tenancy. The rent for April is now unpaid as well.

### Analysis

Section 46 of the Act requires that upon receipt of a Notice to End Tenancy for non-payment of rent the tenant must, within five days, either pay the full amount of the arrears indicated on the Notice or dispute the notice by filing an Application for Dispute Resolution with the Residential Tenancy Branch. If, as in the present case, the tenant does neither of these two things, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

*Order of Possession* - Based on the above background, evidence and analysis I find that the landlord is entitled to an order of possession effective two days after service on the tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

*Monetary Order and Security Deposit* - I find that the landlord has established a total monetary claim of \$800.00 for the outstanding rent for March. The landlord is entitled to recover a \$25.00 NSF charge and the \$50.00 filing fee for this application for a total award of \$875.00. I was not provided with a copy of the tenancy agreement and I therefore do not allow the claim for a late fee because it is a contractual entitlement and I do not have proof that the contract contains a valid provision entitling the landlord to claim late fees. I grant the landlord an order under section 67 for the balance due of \$875.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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: April 02, 2014

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Residential Tenancy Branch

