



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Boundary Management Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This is an application filed by the landlord for an order of possession and a monetary order for unpaid rent, to keep all or part of the security deposit 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 submitted documentary evidence, I am satisfied that both parties have been properly served.

At the beginning of the hearing both parties confirmed that the tenant is no longer in rent arrears and the landlord is withdrawing her request for a monetary order. As such, no further action is required for this portion of the claim.

The landlord also withdraws their request for recovery of the filing fee as the tenant has reimbursed the landlord already.

### Issue(s) to be Decided

Is the landlord entitled to an order of possession?

### Background and Evidence

This tenancy began on August 1, 2011 on a month to month basis as shown by the submitted copy of the signed tenancy agreement dated July 19, 2011. The monthly rent is \$800.00 and a security deposit of \$400.00 was paid.

Both parties agreed that the tenant was served with a 10 day notice to end tenancy issued for unpaid rent dated February 5, 2014, which states that the tenant failed to pay

rent of \$1,750.00 that was due on February 1, 2014. As noted above, the tenant confirmed that she did not pay rent when it was due and is not contesting the notice or the landlord's request for an order of possession.

### Analysis

I accept the undisputed testimony of both parties and find that the landlord has established grounds for an order of possession. The tenant is not disputing the landlord's claims that rent was not paid when due nor did she pay the late rent within the allowed timeframe. 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.

### Conclusion

The landlord is granted an order of possession.

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 09, 2014

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Residential Tenancy Branch

