



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Vancouver Eviction Services (agent)  
and [tenant name suppressed to protect privacy]

## **DECISION**

Codes: MNR, MNSD, OPR, FF

### Introduction:

This was an application by the landlord for an Order for Possession, a Monetary Order and an Order to retain the security deposit in partial satisfaction of the monetary claim. Only the landlord's agent attended the application.

### Issues:

Is the landlord entitled to an Order for Possession and Monetary Order?

### Background and Evidence:

The landlord's agent testified that the tenancy began about 7 years ago on or about January 1, 2007 with rent in the amount of \$ 480.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 240.00 at the commencement of the tenancy. The landlord's agent testified that she served the Notice to End the tenancy on February 18, 2014 by posting it to the tenant's door and the dispute resolution package by sending it by registered mail on March 20, 2014. The landlord's agent testified that the arrears from February through March 2014 were \$ 960.00 and although the tenant likely vacated on or about April 15, 2014 the landlord is claiming for a loss of revenue for April amounting to \$ 480.00. The total claim of \$ 1,440.00.

### Analysis:

Based on the evidence of the landlord I find that the tenant was deemed to have been personally served with a Notice to End Tenancy for non-payment of rent on February 21, 2014 by posting it to the door. I find that the application for Dispute Resolution was deemed to have been served on March 25, 2014 by registered mail. The tenant has not paid all the outstanding rent on time and has not applied for arbitration to dispute the Notice and is therefore conclusively presumed to have accepted that the tenancy ended

on the effective date of the Notice. Based on the above facts I find that the landlord is entitled to an order for possession effective two days after service on the tenant.

I find that the landlord has established a claim for unpaid rent and loss of revenue totalling \$ 1,440.00 and the filing fee of \$ 50.00 for a total of \$ 1,490.00.

Conclusion:

I have granted the landlord an Order for Possession. This order may be filed in the Supreme Court and enforced as an Order of that Court. I order that the landlord retain the deposit and interest of \$ 247.25 and I grant the landlord an order under section 67 for the balance due of **\$ 1,242.75**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and all Orders must be served on the tenant as soon as possible.

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: May 06, 2014

---

Residential Tenancy Branch

