



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GATEWAY PROPERTY MANAGEMENT CORPORATION VILLAGE
TOWERS
and [tenant name suppressed to protect privacy]
DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit in satisfaction of the monetary claim.

The notice of hearing was served on the tenant on April 17, 2014 by registered mail. The landlord provided a copy of the tracking slip. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order to recover unpaid rent, the filing fee and to retain the security deposit?

Background and Evidence

The tenancy started on June 01, 2009. The monthly rent is \$1,330.00 due on the first of each month. Prior to moving in, the tenant paid a security deposit of \$650.00. The landlord filed a copy of the tenancy agreement which contains a clause that requires the tenant to pay a late fee of \$25.00 for rent paid after the first of each month.

The landlord testified that the tenant failed to pay rent for April 2014. On April 04, 2014; the landlord served the tenant with a ten day notice to end tenancy for unpaid rent of \$1,330.00 plus \$25.00 for late fees. The tenant did not dispute the notice and did not pay rent. At the time of the hearing the tenant owed the landlord rent for April and May 2014 (\$2,660.00) plus \$50.00 for late fees. The landlord is applying for an order of possession effective two days after service on the tenant and a monetary order in the amount of unpaid rent, late fees and the filing fee.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent and utilities, on April 04, 2014 and did not pay rent within five days of receiving the notice to end tenancy nor did the tenant make application, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the Notice. Pursuant to section 55(2) I am issuing a formal order of possession effective two days after service on the tenant. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to \$2,660.00 for unpaid rent and \$50.00 for late fees. Since the landlord has proven his case, he is also entitled to the recovery of the filing fee of \$50.00. Overall the landlord has established a claim of \$2,760.00. . I order that the landlord retain the security of \$650.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$2,110.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective **two days after service** on the tenant and a monetary order for **\$2,110.00**.

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: May 27, 2014

Residential Tenancy Branch

